

7A DCSE0009/1507/F - PROPOSED SINGLE STOREY EXTENSION TO EXISTING FARMHOUSE.

7B DCSE0009/1508/L - PROPOSED SINGLE STOREY EXTENSION TO EXISTING FARMHOUSE AND PARTITION IN EXISTING KITCHEN.

**FORDING FARM, LINTON, ROSS-ON-WYE,
HEREFORDSHIRE, HR9 7SB.**

**For: Mr M Bertenshaw per Paul Brice Architect, Lower Barn,
Rockfield, Monmouth, NP25 5QD.**

Date Received: 13 July 2009

Ward: Penyard

Grid Ref: 65324, 25264

Expiry Date: 7 September 2009

Local Member: Councillor H Bramer

1. Site Description and Proposal

- 1.1 The site lies on the southeastern side of Fording Lane at Hartleton, an unclassified road that runs between the B4224 to the south of the M50 and Linton. The South Herefordshire Golf Course straddles Fording Lane to the west of the site. In planning policy terms the site is in open countryside and is generally characterised by loose knit sporadic development. The Rudhall Brook runs to the north of the site, beyond the nearest barn conversions.
- 1.2 Fording Farm is a detached, substantial farmhouse, which is Grade II listed. The farmhouse is a two and a half storey, three bay, red sandstone rubble building with stone slate roof and is of linear form. Attached to the northeast is a lower range with stone steps externally on the front (southeastern) elevation accessing the first floor. The principal elevation of the building faces southeast, whilst the rear (northwestern) elevation faces the road and incorporates a substantial stone chimney. The farmhouse has two sections of roof of 10.1 metres and 7.3 metres in height. To the north and northeast of the farmhouse there are a number of barns that have been converted to residential use. In addition to the west and northwest there is a detached house and a residential barn conversion. Presently the building provides a living room, hallway and dining/kitchen with externally accessed utility at ground floor.
- 1.3 It is proposed to extend the dwelling by way of a ground floor addition to the northwestern elevation. The extension would take the form of a parallel building with an intervening link to the existing property. An existing window in the northwestern elevation of the dwelling would be lowered to create a doorway opening into the link. The main part of the extension would be some 9 metres by 4.6 metres and 4.5 metres in height. The link would have a floor area of 4.3 metres by 3.2 metres and a height of 4.3 metres. The proposal would provide a new entrance hall, cloakroom and pantry in the link and an open plan kitchen and dining area in the parallel section. The extension would be externally finished in natural slate on the roof with horizontal sawn oak boarded walls to the kitchen element and structural oak posts with full height glazing to the dining section. Internal alterations within the farmhouse would include a partition in the existing kitchen to provide a utility room and family room.

2. Policies**2.1 Department of Environment**

- PPS1 - Delivering Sustainable Development
- PPS7 - Sustainable Development in Rural Areas
- PPG15 - Planning and the Historic Environment

2.2 Herefordshire Unitary Development Plan

Part 1

- Policy S1 - Sustainable Development
- Policy S2 - Development Requirements
- Policy S7 - Natural and Historic Heritage

Part 2

- Policy DR1 - Design
- Policy DR2 - Land Use and Activity
- Policy DR3 - Movement
- Policy DR4 - Environment
- Policy H7 - Housing in the Countryside outside Settlements
- Policy H18 - Alterations and Extensions
- Policy LA2 - Landscape Character and Areas least Resilient to Change
- Policy HBA1 - Alterations and Extensions to Listed Buildings

3. Planning History

- | | | | | |
|-----|---------------|--|---|---------------------|
| 3.1 | SH93/0837/PF | Conversion of granary barn to form part of the same dwelling | - | Approved
23.8.93 |
| | SH93/0838/LA | Refurbishment of farmhouse. Conversion of granary barn to form part of the same dwelling | - | Approved
2.8.93 |
| | SH96/0676/PF | Change of use to form driveway to private dwelling | - | Approved
17.7.96 |
| | SE2000/0016/L | Refurbishment of existing barn | | Approved
6.4.00 |
| | SE2000/1121/L | Repair and refurbishment of 'pig cot' to southwest of house | - | Approved
14.7.00 |
| | SE2000/1215/L | Extension of stone wall to entrance gate | - | Approved
14.7.00 |

4. Consultation SummaryStatutory Consultations

- 4.1 English Heritage - The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

Internal Council Advice

- 4.2 Conservation Manager: Support, standard conditions for glazing details, cladding, slate and rainwater goods samples will be required.

5. Representations

- 5.1 A Design Statement and Listed Justification was submitted by the applicants' agent in support of the application. In summary this states:

- applicants have gently restored the house over the years.
- In relation to the road the house is back to front. Access, parking and the 'defensability' of the house have always been unsatisfactory, as there is no link to the semi public area of the plot between the house and the road.
- At present visitors gain access at the junction of the two main masses of the building on the southwestern, private side of the property. As a result callers can wander all around the property, through the garden.
- With a growing family additional ground floor space is desirable.
- Lowering of existing window to create a doorway into the extension would involve least intervention on the fabric of the building.
- The intentionally modern annexe would sit parallel to and echo the strong linear nature of Fording Farm, rather than a perpendicular, conventional 'plug in' extension.
- The extension is large enough to make a statement on this prominent siting, but small enough to be subservient to the house.
- The extension would be of simple, symmetrical form that is traditional, yet would be timeless in its clarity.
- The oak posts would have the same rhythm of the original open shelter sheds next door.
- The modern element of recessed full height glazing enables the building to open up the environment. The oak will be left to weather naturally to silver grey and the use of dark grey powder coated aluminum glazing and cast iron gutters will provide the quality of annexe that the old house deserves.
- External paths will be laid with a mix of stone flags, cobbles and gravel, with indigenous planting to give the impression of an indigenous, opportunist self sown landscape.

5.2 Linton Parish Council - No objections

5.3 Two letters of objection have been received from Penny Cook, Hartleton Lodge and Mrs. P A Northcroft of Frogs Leap .The main points raised are:

- To build a modern extension clad in wood would be at odds with all the other buildings in the area, which are of Herefordshire stone construction and it would be seen from the public highway.
- The extension, which would neither be of design nor scale sympathetic to the surroundings, would severely compromise a building considered to be of significant architectural interest.
- Proposal would be contrary to the Council's Policy H18.
- Owners have converted outbuildings to provide additional accommodation.
- Extension would obscure the warmth and well established feeling of the old building from its stone colouring.
- Original line of the farmhouse would be lost by siting of the extension.
- Extension would block views of the stone walls of the lower end of the farmhouse and replace it with a new, cold, sterile looking building.
- Any extension would be better sited on the right-hand end of the main building, where it would not obscure the original building and would benefit from the sun in the late afternoon and evening. Also would be set back further from road, so not so 'in your face'.
- Internal subdivision of the existing kitchen to provide a utility room would lose the overall balance of the original room.

5.4 One letter of comment has been received from Stephen Lewis of Fordings Barn. The main points raised are:

- extension would be better sited towards the entrance of the property
- it would hide the less attractive two storey end of the building
- it would be closer to the entrance driveway thus improving access

- it would be less in the shadow of the three story part of the building therefore providing more natural light to the extensions
- it would relate to the original building with better proportion and balance.

The notification period does not elapse until 20th August 2009. Any additional representations received, after this report was produced will be summarised in the update sheet.

The full text of these letters can be inspected at Southern Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

6. Officer's Appraisal

- 6.1 The main considerations in the determination of this application are whether the proposal would have an adverse impact upon the listed building or the surroundings.
- 6.2 The site lies in open countryside, where there is a well established, strict presumption against new residential development. Policy H7 of the Herefordshire Unitary Development Plan sets out exceptions to this restrictive presumption. One of the exceptions is the extension of an existing dwelling, provided that the scheme complies with the requirements of policy H18. Policy H18 requires extension schemes to ensure that the original dwelling remains dominant, the proposal is in keeping with the character of the existing building and surroundings in terms of scale, mass, siting, detailed design and materials and would not be cramped on the plot. Furthermore, policy HBA1 states that extensions and alterations to listed buildings will only be permitted where the components that make up the special interest of the building, its features and setting would be preserved, all new work is in keeping with the age, style, materials, detailing and character of the building, extensions are subservient in scale and design and relate well to the existing, and the structural limitations of the building are respected and preserved.
- 6.3 In considering these applications for planning permission and listed building consent it is a mandatory requirement that special regard is paid to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest, which it possesses.
- 6.4 In terms of its siting the proposal would be on the rear elevation and as such the principal elevation and gable ends, including a converted pig cot and narrow, tall gable end would be retained. The siting would utilise an existing opening to gain access into the extension and would therefore minimise work to the fabric of the building. The issues raised by some neighbours in respect of the siting of the extension are noted, however due to the constraints of gaining access from the existing property into the extension and not obscuring the chimney breast the proposed siting is considered to be the best option. The siting pays careful respect to the most dominant feature of the rear elevation, the chimney on the taller section of the farmhouse. In principle, the siting is considered to be acceptable.
- 6.5 Whilst the main element of the extension would be some 9 metres, running parallel with the existing house, and some 4.6 metres in depth, by virtue of the large scale of the existing property and the comparatively modest height of the extension, 4.5 metres, it would be clearly subservient in terms of its size and scale, to the existing property.
- 6.6 A modern design approach is proposed for the extension, including a link, full height glazing and horizontally sawn oak boarding. Whilst the materials would not be the same as the red sandstone, rubble farmhouse it is considered that they would not detract from it. Oak is a traditional material and complements the existing fenestration and nearby barn conversions, albeit used in a more modern manner in conjunction with full height glazing. PPG 15 – Planning and the Historic Environment acknowledges at paragraph 3.15 that achieving a balance between the special interest of a listed building and proposals for alteration and extension is demanding and should be based on specialist expertise. The Conservation Manager supports the proposal

and considers that the link and parallel form would respect the strong linear form of the building and comments that the contemporary approach with its careful detailing and combination of natural materials and glazing is an entirely appropriate response in this case. English Heritage have advised that the proposal should be determined in accordance with planning policy and the Council’s specialist conservation advice. It is therefore concluded that the proposed extension would not be harmful to the character and appearance of the listed building, but rather would preserve it as required by planning policy.

- 6.7 The internal subdivision of the kitchen is considered not to be harmful to the intrinsic qualities of the building. The existing lounge, with its large fireplace and the hallway would be retained and continue to demonstrate the large bays of the building.
- 6.8 The extension would be visible in the rural street scene and thus seen in conjunction with neighbouring buildings as well as the host building, the farmhouse. By reason of its acceptable siting, scale, design and materials in relation to the farmhouse together with its distance from the road, between 9 and 12 metres, it is considered that the proposal would not be visually intrusive or have a detrimental impact upon the general amenities of the area.
- 6.9 In conclusion, taking into account the planning policy requirements it is considered that the proposal is acceptable and there are no material planning considerations that would outweigh these.

In respect of DCSE0009/1507/F

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 A01 (Time limit for commencement (full permission))**
- 2 C01 (Samples of external materials)**
- 3 D04 (Details of window sections, eaves, verges and barge boards)**
- 4 D09 (Details of rooflights)**
- 5 D10 (Specification of guttering and downpipes)**

INFORMATIVES:

- 1 N19 - Avoidance of doubt - Approved Plans**
- 2 N15 - Reason(s) for the Grant of Planning Permission**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.

In respect of DCSE0009/1508/L

That listed building consent be granted subject to the following conditions:

- 1 D01 (Time limit for commencement (Listed Building Consent))**
- 2 C01 (Samples of external materials)**
- 3 D04 (Details of window sections, eaves, verges and barge boards)**
- 4 D09 (Details of rooflights)**

INFORMATIVES:

- 1 N19 - Avoidance of doubt - Approved Plans**
- 2 N15 - Reason(s) for the Grant of Listed Building Consent**

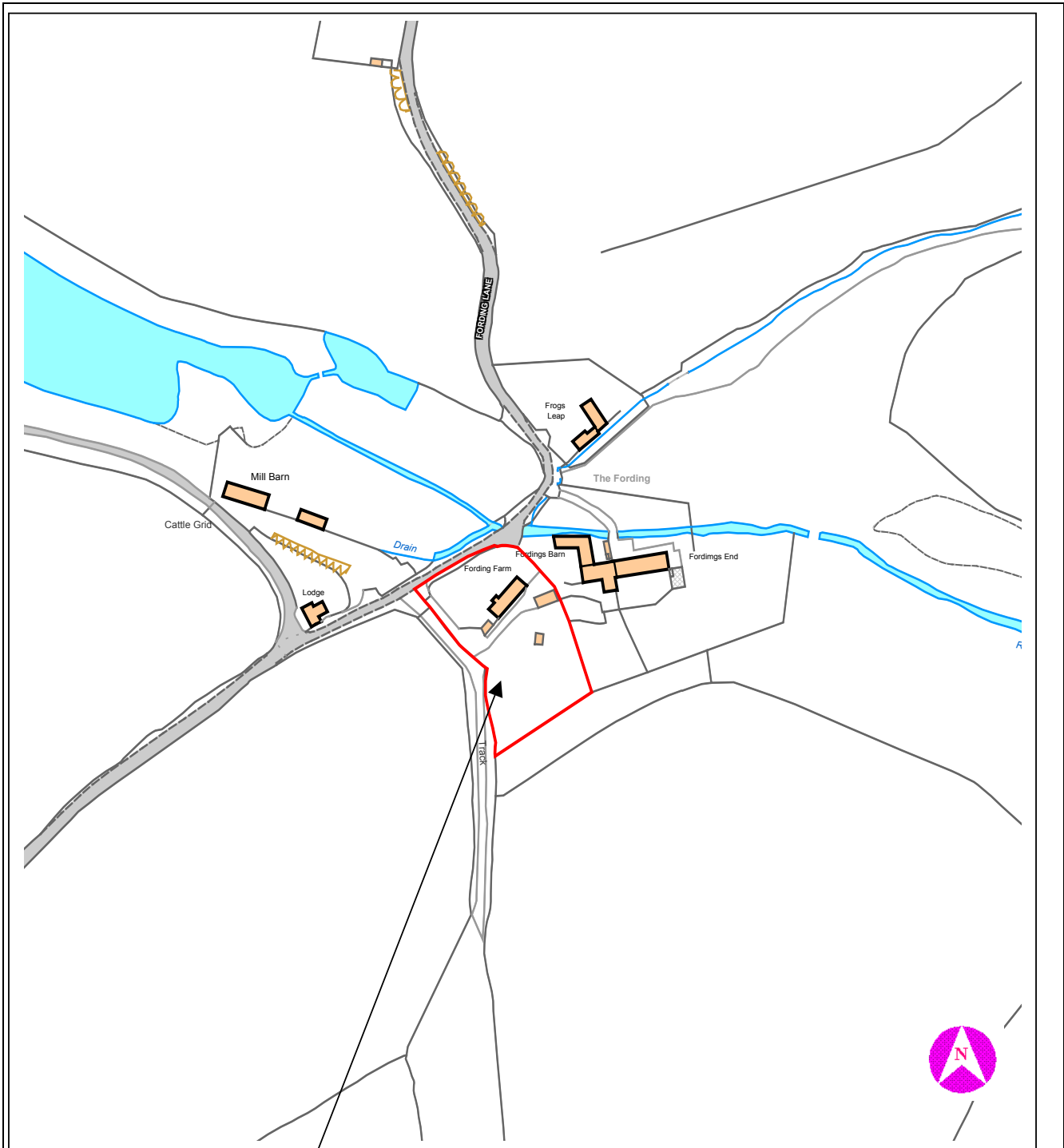
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE0009/1507/F

SCALE : 1 : 2500

SITE ADDRESS : Fording Farm, Linton, Ross-on-Wye, Herefordshire, HR9 7SB

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