

19 DCNW2003/2547/F - CONVERSION OF BARN INTO RESIDENTIAL UNIT WITH WORKSHOP AT UPCOTT, ALMELEY, HEREFORDSHIRE, HR3 6LA**For: Mr M Goodwin per McCartneys, The Ox Pasture, Overton Road, Ludlow, Shropshire, SY8 4AA****Date Received:**
19th August 2003**Ward:**
Castle**Grid Ref:**
32571, 50871**Expiry Date:**
14th October 2003

Local Member: Councillor J. Hope

1. Site Description and Proposal

- 1.1 The application site comprises a 0.1 hectare plot of agricultural land located on the northern side of an unmade track which serves Upcott Farm, Lower Upcott and a barn/workshop recently granted permission for residential use (NW2002/0872/F).
- 1.2 The barn is a single storey stone-built structure with a partly slated and stone tiled roof, which has an 'L' shaped form.
- 1.3 To the south and across the private track is the Grade II listed property known as Lower Upcott.
- 1.4 Planning permission is sought for the conversion of the building into a dwelling, the intention of which is to provide accommodation for the applicants disabled son. A new access would be created to the east of the building where an existing field gate would be adapted for the purpose.
- 1.5 The application is accompanied by a marketing appraisal and a structural appraisal.

2. Policies**Hereford & Worcester County Structure Plan**

- H16 A Housing in Rural Areas
- H20 Housing in Rural Areas Outside the Green Belt
- CTC 9 Development Requirements
- CTC 13 Conversion of Buildings

Leominster District Local Plan (Herefordshire)

- A1 Managing The District's Assets And Resources
- A2(D) Settlement Hierarchy
- A9 Safeguarding The Rural Landscape
- A18 Listed Buildings And Their Settings
- A24 Scale And Character Of Development
- A54 Protection Of Residential Amenity
- A60 Conversion Of Rural Buildings Outside Settlements To Residential Use
- A70 Accommodating Traffic From Development

Supplementary Planning Guidance

Re-Use and Adaptation of Traditional Rural Buildings

3. Planning History

- 3.1 None relevant to the application site. The building known as Barn 1 was granted planning permission for conversion to residential use pursuant to NW2002/0872/F on 25 June 2002.

4. Consultation SummaryStatutory Consultations

- 4.1 Head of Engineering and Transportation raises no objection.

Internal Council Advice

- 4.2 The Chief Conservation Officer raises no objection to the revised plans and elevations subject to conditions covering external finishes and joinery.
- 4.3 Head of Community and Economic Development advises that the barn has been on the Council's register since 13 November 2002. It has generated 3 enquiries, for potential storage use, as an animal sanctuary and as a live-work unit for a potter.

5. Representations

- 5.1 Almeley Parish Council raise no objection.

- 5.2 A total of 3 letters have been received from Mr. P. Cripwell, Lower Upcott, Almeley. The concerns raised can be summarised as follows :

- building is not worthy of conversion or capable of conversion in view of its dilapidated state.
- conversion will detract from the setting of the adjacent listed property.
- glazed panelling is out of character with the existing building.
- a genuine offer for commercial use has been made for use as an architectural and artists studio.

- 5.3 Two letters of support have been received from Mr. & Mrs. Powell, Upper Cross, Almeley and Mr. S. Dick of Upcott Barn, Almeley. The points raised can be summarised as follows :

- conversion to residential is an excellent use of this building.
- the existing buildings fit into the environment and are constructed in local stone and oak.
- residential conversion would not spoil the character of the area.
- conversion will support our rural economy and services.

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

6. Officers Appraisal

- 6.1 The principle issue with regard to the consideration of this application is the acceptance or otherwise of a wholly residential conversion. The building has been marketed by the applicants' agent (McCartneys) since 24 October 2002 and it has been advised that the sales particulars have been displayed at their Kington office, on their website and the details of the building have appeared in local newspaper publications throughout the marketing period. As a result the marketing appraisal which accompanies the application confirms that although some interest has been expressed, potential occupants have been put off by the cost of the conversion. The argument is put forward that the conversion of the building would be generally uneconomic when set against the potential rental cost.
- 6.2 Furthermore, the McCartneys appraisal suggests that the limited height of the building and its remote location make the building and its location restrictive for a wide range of commercial uses.
- 6.3 The Council's Supplementary Planning Guidance also requires the building to appear in our own Herefordshire Property Register. It is advised that the building has been on the register since 13 November 2002 and since that time only 3 enquiries have been made for storage use, an animal sanctuary and a live/work unit.
- 6.4 It would appear that whilst the foregoing information indicates a limited demand for commercial use, the cost implications of conversion and the isolated nature of this site resulted in no further action by the interested parties. However prior to and following the submission of the application to the local planning authority, the neighbour has approached the applicant with a specific offer to purchase the barn for commercial use (an architectural and artists studio with garaging). This offer was brought to the attention of the applicant and a letter dated 15 October 2003 was subsequently received confirming that the applicant did not wish to consider the sale of the building to the neighbour. No specific reason was given but reference was made to the pre-application marketing of the building.
- 6.5 The balance of the issues raised above is further complicated by the applicants intention to convert the building to provide a dwelling for his son who is a partner in the farming business and is disabled having been seriously injured in an accident. It is advised that the son still has an active role on the farm and a number of vehicles have been adapted and a winch system is used to enable him to gain access to these vehicles from his wheelchair. The single storey nature of the building would make it relatively easy to adapt for wheelchair access. Whilst no agricultural appraisal or need for an agricultural worker has been submitted it is clearly a material consideration.
- 6.6 As a consequence the issues are finely balanced and depending on the weight attached to the above could substantiate a refusal recommendation. However it is considered on balance the case for residential conversion to meet the expressed needs is sufficient to enable officers to support this proposal, subject to conditions.
- 6.7 With regard to the condition of the building, the structural appraisal which accompanies the application indicates that the reconstruction of the south facing gable frame would need to be undertaken, together with the reinstatement of missing stonework to the west gable as well as more minor repair work. The building is therefore considered capable of conversion within the terms of current policy and guidance and furthermore its appearance and stone and slate construction combine to make it a building worthy of retention and in keeping with its surroundings.

- 6.8 The design of the conversion has been revised to incorporate garaging within two bays of the open-fronted eastern end of the building and is considered acceptable having regard to the advice provided by Chief Conservation Officer subject to the provision of appropriate joinery details and the treatment of external materials and finishes.
- 6.9 The effect on the setting of Lower Upcott, the Grade II listed building to the south of the application site is not considered to be so harmful as to warrant the refusal of planning permission, particularly in view of the presence of the existing hedgerow and stone walling which provides a recognisable curtilage for the proposed dwelling. It is advised that the setting of Lower Upcott was considered at appeal in respect of the larger barn to the west. Whilst the appeal was dismissed the Inspector accepted that this more dominant building which is closer to the listed property would not adversely affect its setting.
- 6.10 Overall therefore it is considered that the conversion proposal would have the benefit of preserving the historic group of former agricultural buildings without detriment to the setting of the listed property or the amenities of its residents. The recommendation is therefore one of approval.

RECOMMENDATION

That planning permission be granted subject to the following conditions :

- 1 - A01 (Time limit for commencement (full permission))**

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

- 2 - A07 (Development in accordance with approved plans) (drawing nos. 4882 Rev. C and 4882/11 Rev. A)**

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

- 3- E27 – (Personal condition) (Matthew Goodwin)**

Reason: The nature of the development is such that it is only considered acceptable in this location having regard to the applicant's special circumstances.

- 4 - B01 (Samples of external materials)**

Reason: To ensure that the materials harmonise with the surroundings.

- 5 - C04 (Details of window sections, eaves, verges and barge boards)**

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

- 6 - C05 (Details of external joinery finishes)**

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

7 - C06 (External finish of flues)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

8 - E16 (Removal of permitted development rights)

Reason: To preserve the character and setting of the converted building.

9 - G01 (Details of boundary treatments) (including repair and maintenance of existing stone boundary walls)

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

10 - G04 (Landscaping scheme (general)) (including treatment of hardsurfaces)

Reason: In order to protect the visual amenities of the area.

11 - G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

12 - G09 (Retention of trees/hedgerows)

Reason: To safeguard the amenity of the area.

13 - H08 (Access closure) (Prior to the occupation of the building)(vehicular)(into the application site)

Reason: In the interests of residential amenity and to ensure the safe and freeflow of traffic using the adjoining track.

14 - H13 (Access, turning area and parking)

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.