

21 DCNW2003/2763/F - REFURBISHMENT OF OLD LAUNDRY COTTAGE TO RESIDENTIAL USE WITH WORKSHOP AND NEW GARAGE AT OLD CASTLE, KINNERSLEY, HEREFORDSHIRE, HR3 6NY

For: Mr D.H.G Probert per McCartneys, The Ox Pasture, Overton Road, Ludlow, Shropshire, SY8 4AA

Date Received:
11th September 2003

Ward:
Castle

Grid Ref:
33537, 48512

Expiry Date:
6th November 2003

Local Member: Councillor J. Hope

1. Site Description and Proposal

- 1.1 The Old Laundry Cottage forms part of a range of traditional and modern agricultural buildings which are located immediately to the west of Oldcastle Farmhouse, a Grade II listed building beyond which is a group of barns which have been converted to residential use pursuant to application ref. 98/0061/N. The barns immediately to the north and east of the site are undergoing conversion under the terms of application ref. NW2002/0169/F.
- 1.2 The site lies on the west side of an unclassified road (U90407) which links the hamlet of Ailey to the A4112 to the north beyond mature woodland.
- 1.3 The locality is primarily characterised by open agricultural land although there are a number of scattered properties to the east and south east of the Oldcastle farm complex. In addition to this work has commenced on the relocation of the modern farm buildings approved pursuant to application ref. NW2002/0310/F which affects the land to the north beyond the existing access to the farm and the associated converted buildings.
- 1.4 Planning permission is sought for the conversion of the Old Laundry Cottage, an attractive unlisted timber framed building into a dwelling incorporating workshop space. It is also proposed to create an area of amenity space adjacent to the private access drive and construct a small open fronted garage within this area and immediately to the north of Old Laundry Cottage.

2. Policies

Central Government Guidance

PPG7 – The Countryside – Environmental Quality and Economic and Social Development

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 14 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
- A14 Safeguarding The Quality Of Water Resources
- A16 Foul Drainage
- A54 Protection Of Residential Amenity
- A60 Conversion Of Rural Buildings Outside Settlements To Residential Use
- A70 Accommodating Traffic From Development

Herefordshire Unitary Development Plan (Deposit Draft)

- H7 Housing in the Countryside Outside Settlements
- H14 Re-Using Previously Developed Land and Buildings
- LA2 Landscape Character and Areas Least Resilient to Change
- LA5 Protection of Trees, Woodlands and Hedgerows
- LA6 Landscape Schemes
- HBA 4 Setting of Listed Buildings
- HBA 13 Re-Use of Traditional Rural Buildings for Residential Purposes

Supplementary Planning Guidance

Re-Use and Adaptation of Traditional Rural Buildings

3. Planning History

79/1504 - Agricultural workers dwelling - Approved 4/2/80 (this is the property known as Oldcastle House)

80/899 -Agricultural buildings - Approved 01/09/80.

98/0061/N and 98/0062/L - Conversion of listed barn and redundant farm buildings to 3 dwellings - Approved 17/06/98.

NW1999/2228/F - Relocation of farm buildings and new access - Refused 4/10/2000. Appeal dismissed 23/03/2001.

NW2000/1380/F - Conversion of traditional barns to 3 residential units - Refused 04/10/2000. Appeal dismissed 23/03/2001.

NW2000/1381/F - Resubmission of NW1999/2228/F - Relocation of farm buildings and new access - Refused 04/10/2000.

NW2002/0169/F - Conversion of traditional barns to 3 residential units with workshop/offices and garaging - Approved 10/04/2002.

NW2002/0310/F - Relocation of modern farm buildings - Approved 10/04/2002.

NW2002/1948/F - Erection of agricultural storage building - Approved 23/08/2002.

NW2003/0109/S - Silage pit - Prior Approval Not Required - 28/01/2003.

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency - raise no objection.
- 4.2 Head of Engineering and Transportation - raises no objection.

Internal Council Advice

- 4.3 Chief Conservation Officer raises no objection subject to the retention of the important internal elements (pot gallows, copper and bread oven and stable dividers and hay racks).
- 4.4 Public Rights of Way Manager- raises no objection.

5. Representations

- 5.1 Kinnersley Parish Council state the following :

'The Parish Council cannot reasonably object to this development although it will increase domestic traffic.'

- 5.2 The Ramblers Association raise no objection.

- 5.3 A total of 5 letters of objection have been received from the following persons :

- Mr. H. Ellam, Oldcastle Cottage, Kinnersley
- Mr. & Mrs Jacobsen, Rock Cottage, Kinnersley
- Mr. & Mrs Garritty, Harvest House, Oldcastle Farm, Kinnersley
- Mr. & Mrs Cartwright, The Masons, Kinnersley
- B.R. Gardiner and G Jones, Railway Cottage, Kinnersley

- 5.4 The objections raised can be summarised as follows :

- further creeping development
- constant nuisance as a result of site works over 5 ½ years
- overwhelming and damaging effect on the hamlet
- increase in number of vehicles on site would create unacceptable danger
- increased chance of accidents on public road - already been a number of near misses.
- building work will increase traffic and create danger on roads.
- workshop use will further increase vehicular traffic-potential for additional commercial vehicles.
- noise from conversion work is a real nuisance - work often starts at 7am.
- exit onto blind bend is very dangerous.

- 5.5 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 key issues for consideration in the determination of this application are as follows :

- a) the principle of residential conversion incorporating workshop space;
- b) the effect of the proposed conversion on the character and appearance of the building and;
- c) access and highway safety issues.

Principle of Conversion

6.2 It is considered that Old Laundry Cottage is worthy of retention and having regard to the Structural Appraisal which accompanies the application is capable of conversion without major rebuilding or extensive repair work. It is not considered that a building of this modest scale would have a viable agricultural use and historically it would have been used for purposes ancillary to the main farmhouse and may also have been used for residential purposes.

6.3 Furthermore, the Oldcastle farm complex was extensively marketed in accordance with the Council's Supplementary Planning Guidance between April 2001 and April 2002, the time when the most recent conversion proposals were determined. Although this remaining building has not been specifically marketed in the lead up to this current application it is considered that on the basis of the evidence previously submitted it would be unlikely that a wholly commercial use would be established in this location. It is advised that the proposal does include a workshop within the stable area of the building and furthermore the local concerns identified by residents in respect of increasing traffic levels are such that the insistence upon a specific market testing exercise was not considered necessary in this instance.

6.4 On balance therefore the principle of converting this attractive and relatively domesticated building into a residential unit would be acceptable having regard to Government guidance, adopted development plan policy and the Council's Supplementary Guidance.

Character and Appearance of the Building

6.5 The details of the conversion are generally sympathetic although the importance of the internal fittings and fixtures has been stressed by the Chief Conservation Officer. Furthermore, the applicant accepts the principle of retaining these features and accordingly a condition is proposed in the recommendation set out below to ensure their retention.

6.6 The proposal also involves the creation of a garden area opposite the building which would form a natural extension to the existing garden curtilage associated with Oldcastle House. A detached garage building would be constructed on this area. Revisions to the design have secured a more agricultural looking building which would be predominantly weatherboarded with an asymmetric roof form.

6.7 Accordingly it is advised that the proposed conversion and associated works will preserve the character and agricultural setting of Old Laundry Cottage and the Oldcastle farm complex as a whole.

Access and Highway Safety

- 6.8 It is clear from the objections received from local residents that there is concern in respect of the potential for additional vehicular traffic both during conversion/construction work and as a result of the occupation of the building. It is acknowledged that since the original approval for the conversion of the buildings to the west of the farmhouse, a total of 6 new dwellings have been created and that this proposal would add a further 3 bedroomed property. Notwithstanding this it is not considered that this incremental increase in the use of the highway would result in any serious threat to its safe use. The proposed conversion would use the safer point of access between Oldcastle farm and Oldcastle House rather than the one on the bend adjacent to Oldcastle Cottage and The Masons.
- 6.9 No objection has been raised by the Head of Engineering and Transportation in respect of this additional dwelling.

Conclusion

- 6.10 In conclusion, the development of this farm complex has proved highly contentious but this proposal represents the final opportunity for residential conversion. The building known as The Old Laundry is certainly worthy and capable of retention and its presence alongside the other dwellings created at Oldcastle farm would not cause such an increase in private traffic movements so as to warrant the refusal of planning permission on highway safety grounds. Having regard to adopted policy and the material considerations relevant to this location, 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. 4779 Rev. C, 4779/20 F, 4779/31 Rev. B and 4779/32 Rev. A) (including preservation of stable dividers, bread oven, pot gallows and copper insitu)**

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

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

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

- 4 - 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.

5 - C05 (Details of external joinery finishes)

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

6 - C06 (External finish of flues)

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

7 - E16 (Removal of permitted development rights)

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

8 - F17 (Scheme of foul drainage disposal)

Reason: In order to ensure that satisfactory drainage arrangements are provided.

9 - G01 (Details of boundary treatments)

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

10 - G04 (Landscaping scheme (general))

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 - E01 (Restriction on hours of working)

Reason: To safeguard the amenities of the locality.

Notes to applicant :

1 - All rights of way should remain at their historic width and suffer no encroachment/obstruction. The applicants should ensure that they hold lawful authority to drive over the registered right of way.

2 - If treated effluent from the foul drainage system discharges to a controlled water source, the Environment Agency would require an application to discharge this effluent under the provision of the Water Resources Act 1991.

3 - The decision to grant planning permission has been taken having regard to the policies and proposals in the Leominster District Local Plan set out below, and

to all relevant material considerations including Supplementary Planning Guidance:

- A9 Safeguarding The Rural Landscape**
- A54 Protection Of Residential Amenity**
- A60 Conversion Of Rural Buildings Outside Settlements To Residential Use**
- A70 Accommodating Traffic From Development**

This informative is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report by contacting Reception at Blueschool House, Blueschool Street, Hereford (Tel: 01432-260342).

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.