

MEETING:	PLANNING COMMITTEE
DATE:	1 SEPTEMBER 2010
TITLE OF REPORT:	<p>DMN/101785/F- CONVERSION OF OUTBUILDING TO RESIDENTIAL DWELLING AT OUTBUILDING AT HARBOUR HOUSE, KINGSLAND, LEOMINSTER, HEREFORDSHIRE, HR6 9SE</p> <p>For: Mr & Mrs G Schenke, Harbour House Kingsland, Leominster, Herefordshire, HR6 9SE</p>

Date Received: 14 July 2010

Ward: Bircher

Grid Ref: 344061,261330

Expiry Date: 8 September 2010

Local Member: Councillor WLS Bowen

1. Site Description and Proposal

- 1.1 The proposal is for the conversion of a range of modestly sized outbuildings forming part of the residential curtilage of Harbour House, Kingsland. The property is located on the western fringes of the village in an area known as West Town and is immediately adjacent to the A4110. The site falls within the conservation area for Kingsland and has a number of listed buildings within its immediate environs, including a range of converted farm buildings at Showers Farm opposite.
- 1.2 The building has three composite elements. The first is the half timbered main building that fronts onto the A4110. It is a prominent feature in the street scene. The second and third elements are two wings that project to the rear. These are later additions with one being built off an attractive Flemish Bond garden wall.
- 1.3 The proposal sees the building converted into two bedroom accommodation, all at a single level. It requires minimal alterations to the front, roadside elevation of the building. The timber framing at the south eastern corner is to be repaired and four windows inserted into the framing. An internal truss supported on a dwarf wall is to be retained in its entirety and consequently the applicant is proposing to add a glazed lean-to between the two wings to act as a circulation space and link the three elements together. Without this it is contended that the truss would have to be altered in order to allow access through. A cider press within the building is to be re-located to a position outside, within the courtyard to be created as a private space for the resultant dwelling.
- 1.4 Main glazed elements appear on those elevations forming an internal courtyard to the rear. A garage door on the eastern elevation is also to be glazed, but existing high level windows are to be blocked up. Similarly two openings in the western gable end of the main building are to be re-used.

- 1.5 Access is to be shared with that of Harbour House. It emerges onto a C class road and the intention is to take a spur off the drive, running an access in front of Harbour House with a dedicated parking and turning area to the side of the proposed conversion scheme.
- 1.6 The application is supported by a structural survey that concludes that the building can be retained and converted subject to a series of repairs, particularly to the timber frame. An ecological survey concludes that there has been no recent bat activity. The application is also supported by the requisite design and access statement and a heritage statement. The applicant has also stated an acceptance of a one year commencement condition in accordance with the Cabinet decision of 1 April 2009 to suspend Section 106 contributions on certain types of development.
- 1.7 The application has been referred to Committee as the applicant is employed in Planning Services.

2. Policies

2.1 Herefordshire Unitary Development Plan

S1	-	Sustainable development
DR3	-	Movement
H7	-	Housing in the countryside outside settlements
H14	-	Re-using previously developed land and buildings
NC1	-	Biodiversity and development
HBA12	-	Re-use of rural buildings
HBA13	-	Re-use of rural buildings for residential purposes

3. Planning History

- 3.1 N/101572/F – Conversion of outbuildings into a residential dwelling – Application withdrawn.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water – No objection subject to conditions

Internal Council Advice

- 4.2 Transportation Manager – No objection subject to a condition to ensure that parking and turning facilities are completed prior to first occupation.
- 4.3 Conservation Manager:-
- 4.4 Ecology – No objection subject to condition
- 4.5 Historic Building Officer – Response awaited

5. Representations

- 5.1 Kingsland Parish Council – Support the application

6. Officer's Appraisal

- 6.1 The basic principle of converting this range of buildings to a residential use is accepted. The information supporting the application demonstrates that the building is structurally sound and

certainly the main building makes a significant contribution to the street scene and the character and appearance of the conservation area. Whilst it is not listed, it is of local interest and there is justification for its retention.

- 6.2 The proposals provide a unit of modest accommodation, but the plot and building is capable of accommodating an acceptable private garden, with the internal courtyard between the wings potentially being a very attractive feature and providing an appropriate location for the retention of the cider press. This could be secured through the imposition of a condition.
- 6.3 Although the site is beyond the main village centre and lies beyond its settlement boundary, the character of the immediate locality is very much residential, with dwellings set in a linear fashion along the A4110 further to the west. The proposal continues this form of development without compromising the residential amenity of Harbour House itself, or the immediate neighbour to the west, Witsend, which is set much further back from the road than the building to which this application relates. This is primarily because the proposal is for single storey accommodation and will not give rise to any demonstrable overlooking or loss of privacy.
- 6.4 A number of changes have been made to the scheme since the withdrawal of the original application. Primarily these relate to the retention and conversion of the two wings, rather than elements of reconstruction that were originally proposed. Another important change has been the re-positioning of the parking and turning area to the side of the building, rather than directly in front of it as originally proposed. In light of the fact that the contribution that the building makes to the street scene, this was considered to be unacceptable. The plan as proposed resolves this and retains an unimpeded view of the building from the road.
- 6.5 The key issue with the scheme is the inclusion of the glazed link to act as a circulation area between the two wings and the main building. The justification for it is to ensure that the supporting truss and dwarf wall can be retained, rather than being breached and altered, a proposal that would most likely give rise to an objection.
- 6.6 The building does make a positive contribution to the local area and its continued deterioration, and potentially its demolition without an alternative use, would be to the detriment of this part of the village and the conservation area. The introduction of the link is, in this instance, considered to be an acceptable solution as it ensures its renovation and continued use of the building, whilst retaining one of its more significant features.
- 6.7 On this basis the proposal is considered to be acceptable in terms of its design. It does not give rise to any impact on residential amenity and is acceptable in respect of highway issues. Welsh Water have recommended conditions requiring that surface water should be dealt with separately and not be permitted to discharge to the mains sewer. The application is therefore recommended for approval.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1. **The development hereby permitted shall be begun before the expiration of one year from the date of this permission.**

Reason: To comply with the provisions of Section 91(1) (b) of the Town and Country Planning Act 1990 (as amended) and to reflect the decision of the Local Planning Authority on 4 March 2009 to suspend (effective from 1 April 2009) the requirements of the Authority's 'Planning Obligations' Supplementary Planning Document (February 2008) in relation to residential developments of five dwellings or less.

2. **B01 Development in accordance with the approved plans.**
3. **C01 Samples of external materials.**
4. **D04 Details of window sections, eaves, verges and barge boards.**
5. **D05 Details of external joinery finishes.**
6. **D12 Repairs in situ.**
7. **Prior to the commencement of the development hereby approved a detailed schedule of the repairs to the timber frame shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.**

Reason: To ensure that the integrity of the building as one in a conservation area and of local interest is preserved and to ensure compliance with Policies HBA12 and HBA13 of the Herefordshire Unitary Development Plan.

8. **Before the first occupation of the dwelling, the cider press shall be re-located to the position as shown on the approved plan and shall be thereafter retained in perpetuity unless first agreed in writing with the local planning authority.**

Reason: To ensure that the integrity of the building as one in a conservation area and of local interest is preserved and to ensure compliance with Policies HBA12 and HBA13 of the Herefordshire Unitary Development Plan.

9. **The truss and dwarf wall shown to be retained on the plans hereby approved shall be retained in perpetuity and shall not be removed or altered unless first agreed in writing with the local planning authority.**

Reason: To ensure that the integrity of the building as one in a conservation area and of local interest is preserved and to ensure compliance with Policies HBA12 and HBA13 of the Herefordshire Unitary Development Plan.

10. **F14 Removal of permitted development rights.**
11. **F16 No new windows in specified elevation.**
12. **H13 Access, turning area and parking.**
13. **K4 Nature Conservation – Implementation.**
14. **L01 Foul/surface water drainage.**
15. **L02 No surface water to connect to public system.**
16. **L03 No drainage run-off to public system.**

INFORMATIVE:

1. **N15 - Reason(s) for the Grant of Planning Permission.**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DMN/101785/F

SITE ADDRESS: OUTBUILDING AT HARBOUR HOUSE, KINGSLAND, LEOMINSTER, HEREFORDSHIRE, HR6 9SE

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