

2 DCSE2004/0990/F - ERECTION OF A DETACHED SHED (RETROSPECTIVE APPLICATION) HUNDRED AKER BARN, WESTON-UNDER-PENYARD, ROSS-ON-WYE, HR9 7PQ

For: Mr J Williams, Hundred Aker Barn, Weston under Penyard, Ross on Wye, Herefordshire HR9 7PQ

Date Received: 18th March 2004 **Ward: Penyard**

Grid Ref: 63184, 24571

Expiry Date: 13th May 2004

Local Member: Councillor H. Bramer

1. Site Description and Proposal

- 1.1 The application property is a small single-storey barn which is part of a group of barns (known as Kingstone Barns) which have been converted to residential use. The barn is of stone construction, and is situated on the south-west side of the 'C' class road between Rudhall and Bollitree. The north-east facing end elevation of the barn is close to the boundary with the highway which is defined by a low stone wall.
- 1.2 It appears that part of the stone wall immediately to the north-west of the barn has been increased in height and three further walls constructed to form a ridge roofed shed. This stone shed with grey slates is 3.96 m long x 2.5 m wide x 2.6 m to ridge. The current application is to retain the shed.

2. Policies

2.1 Planning Policy Guidance

PPG.7	The Countryside: Environmental Quality and Economic & Social Development
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2.2 Hereford and Worcester County Structure Plan

Policy H20	Residential Development in Open countryside
Policy CTC14	Criteria for the Conversion of Buildings in Rural Areas

2.3 South Herefordshire District Local Plan

Policy C36	Re-use and Adaptation of Rural Buildings
Policy C37	Conversion of Rural Buildings to Residential Use
Policy SH23	Extensions to Dwellings
Policy GD1	General Development Criteria

2.4 Supplementary Planning Guidance

Re-use and Adaptation of Traditional Rural Buildings

3. Planning History

- 3.1 SH891930PF Conversion of outbuilding to dwelling. - Permitted 10.1.90
- SE2002/3218/F Extension to rear. - Withdrawn 18.12.02
- SE2003/1601/F Extension at rear. - Refused 4.7.03

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 Head of Engineering and Transportation has no objection to the grant of permission.

5. Representations

5.1 Parish Council objects to any further extensions to this property.

6. Officers Appraisal

6.1 The shed is in a prominent position on the boundary of the property. Nevertheless it is built of natural stone which matches tolerably well the existing stone wall and adjacent barn. It is small, with the eaves only about 1 m. above the boundary wall. It is detached from but close to Hundred Aker Barn and occupies the space between the barn and the radiused entrance to this complex of barns. To the north-west of the entrance is a much larger barn which abuts the boundary with a wide grass verge along the highway. In these circumstances the shed does not, it is considered, obtrude unacceptably into views along this rural lane but appears as part of the larger group of buildings. Consequently although its location and certain design features (in particular the low roof pitch and the fascia and guttering) are not ideal it is considered that there are insufficient grounds to refuse permission.

6.2 Two applications have been submitted for extensions but the earlier was withdrawn and the latter refused. The only addition since conversion seems to be decking and railings at the front of the barn.

RECOMMENDATION

That planning permission be granted. No Conditions.

Informative:

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.