

DCSE2004/1555/F - CONVERSION OF REDUNDANT BARN TO RESIDENTIAL USE AT UPPER RUDHALL FARM, RUDHALL, ROSS-ON-WYE, HEREFORDSHIRE

For: Mr L Cosker per Mr T Margrett, Green Cottage, Hope Mansel, Ross-on-Wye, Herefordshire, HR9 5TJ

Date Received: 28th April 2004 Ward: Ross-on-Wye East Grid Ref: 62385, 25488
Expiry Date: 23rd June 2004

Local Members: Councillor Mrs. A. E. Gray and Councillor Mrs. C. J. Davies

1. Site Description and Proposal

- 1.1 The application site is situated on the south-west side of the road linking the A449 and Weston-under-Penyard and between the bridge over the M50 and Rudhall House. It comprises a small range of agricultural buildings and yard. The buildings are part of a small stone 2-storey building with attached byre and a larger modern steel framed structure. The adjoining half of the former has been added to the south-western unit of a pair of semi-detached cottages (1 & 2 Rudhall Cottages). The byre extends at right angles to these cottages so that their gardens adjoin the north-eastern wall of the byre.
- 1.2 It is proposed to convert the stone agricultural building/byre into a 3-bedroom dwelling. The main change to external appearance would be the insertion of glazing along the open front of the 7-bay byre. The door in the rear elevation of the byre would be retained but blocked internally. The 2-storey section would contain 2 of the bedrooms and a bathroom, with bedroom/study living rooms and kitchen in the byre. The steel framed building would be demolished and with the yard, this land would be used for parking and as a garden. Existing stone walls would be retained.
- 1.3 The property has been marketed by local estate agents, including entries in the Council's Commercial Property Register.

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 CTC13	Buildings of Special Architectural or Historic Interest
Policy CTC14	Criteria for Conversion of Buildings in Rural Areas
Policy H20	Residential Development in Open Countryside

2.3 South Herefordshire District Local Plan

Policy C1	Development Within Open Countryside
Policy C36	Re-use and Adaptation of Rural Buildings
Policy C37	Conversion of Rural Buildings to Residential Use

- (2) Objector's home would change form a semi-detached to a mid-terrace property, changing character of cottage, making it far less desirable to live here and re-sale value would drop considerably.
- (3) Privacy would be threatened on 3 out of 4 sides with proposed 2 bedrooms other side of party wall from living room, music room and bedroom. This section is part of extension to my property and should realistically belong it but was unnaturally separated many years ago. Dividing wall is just breezeblock and noise disturbance is therefore likely - music room is used for songwriting late at night.
- (4) Byre adjoins full length of garden, so no escape from noise emanating from within new house.
- (5) Vehicles on access track would pass my windows and doors (within 8 ft. of living room and bedroom) causing disturbance particularly at night. Conversely parking of objector's car (6ft. from proposed window) is difficult and manoeuvring would disturb occupants of new dwelling.
- (6) Septic tank and soakaway extend almost to byre - surely a health hazard and for maintenance part of new dwelling may have to be dug up. Drainage from roof of byre could also present problems (e.g. sheds are near boundary wall and cannot be moved).
- (7) Security measures have been taken but security could be compromised especially if new dwelling used as holiday cottage with strangers coming and going.
- (8) This unspoiled are of Herefordshire does not need more dwellings - proposed large dwelling would change everything and lead to development of adjoining field. Objector bought property because of setting and rural tranquility, nearby farm has rarely caused disturbance but this would all be destroyed if development were to go ahead.

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

6. Officers Appraisal

- 6.1 There are considered to be 3 main issues : the suitability of the building for residential use, whether the proposal respects the character of the building and the effect on the living conditions of neighbours. On the first issue, although mainly a single-storey structure the building is substantial and could be converted without significant reconstruction. It is sufficiently large to accommodate a 3 double bedroomed dwelling without being extended. Together with the cottages to which it is adjoined this 'L' shaped complex forms an attractive group of traditional rural buildings. In principle then the building is considered suitable for conversion. Marketing has been undertaken and the lack of interest is clear evidence that commercial use is not practicable. "Barn conversion" is one of the exceptions to the Council's policy to restrict residential development in the open countryside. The adjoining properties (residential) would not make a further residential property inappropriate.
- 6.2 There are few alterations to the external appearance of the buildings and glazing the byre with the windows back behind the support posts is considered to be an

appropriate design. Nevertheless it is not clear how this would be ventilated and could result in the introduction of fanlights or other unacceptable means. This needs to be resolved before permission is granted.

- 6.3 The living conditions of adjoining properties could be harmed by noise from within the proposed dwelling. However appropriate sound insulation could be provided to supplement the existing stone walls. (This would be part of the consideration under the Building Regulations). There would be no openings on the wall along the adjoining garden. Some noise and disturbance may be experienced from vehicles passing close to the front of the cottages. Nevertheless it is not considered that the harm to amenity would be sufficient to justify refusal of planning permission. Sound insulation would ensure privacy and only the access drive passing close to the cottages would have any effect. Again this is not grounds to refuse permission.

RECOMMENDATION

That subject to the receipt of suitably amended plans, the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

- 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 C02 (Approval of details)**

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

- 3 Notwithstanding the provisions of paragraph 3(1) and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking or re-enacting that Order with or without modification) no development which would otherwise be permitted under Classes A, B, C, D, E and H of Part 1 and of the Schedule 2, shall be carried out without the prior written consent of the local planning authority.**

Reason: To ensure the character of the original conversion scheme is maintained.

- 4 F18 (Scheme of foul drainage disposal)**

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

- 5 E18 (No new windows in specified elevation)**

Reason: In order to protect the residential amenity of adjacent properties.

- 6 The modern farm building referred to on drawing no. 1057.03 shall be demolished and all materials removed from the site before the occupation of the dwelling hereby approved.**

Reason: To protect the amenities of the occupiers of the dwelling.

7 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.

8 G04 (Landscaping scheme (general))

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

9 G05 (Implementation of landscaping scheme (general))

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

10 G01 (Details of boundary treatments)

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

Informatives:

1 The Environment Agency advises that:

Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with section 34 of the Environmental Protection Act 1990. Carriers transporting waste from the site must be registered waste carriers.

2 The Housing Manager advises:

Egress from bedrooms is via a long route into living room, an area of higher fire risk. Recommend smoke detectors at stairwell.

Consider fire escape window to ground floor bedroom as alternative means of escape.

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

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.