

6(A) DCCW2004/1762/F - CONVERSION TO ONE DWELLING WITH ANNEXE, GARAGING AND STORAGE BUILDINGS AT PIGEONHOUSE BUILDINGS, BREINTON, HEREFORD

For: Miss G. Bulmer per Mr. R.L. Gell, The Old Post House, Blakemere, Hereford, HR2 9PZ

6(B) DCCW2004/1763/L - CONVERSION OF LISTED BARN TO ONE DWELLING, CONVERSION OF CURTILAGE GRANARY/STABLE TO ANNEXE AND RESTORATION OF SMALL CURTILAGE BUILDINGS TO GARAGING AND STORAGE AT PIGEONHOUSE BUILDINGS, BREINTON, HEREFORD

For: Miss G. Bulmer per Mr. R.L. Gell, The Old Post House, Blakemere, Hereford, HR2 9PZ

Date Received: 13th May, 2004

Ward: Credenhill

Grid Ref: 47321, 39733

Expiry Date: 8th July, 2004

Local Member: Councillor R.I. Matthews

1. Site Description and Proposal

- 1.1 The site is located to the north side of the main road in the small settlement of Lower Breinton. It currently comprises of the main roadside barn which is a Grade II Listed Building and there is a range of other traditional and more modern farm storage buildings which are not used in connection with any agricultural activity. The site has a generally overgrown and unkempt appearance and vehicular access is obtained between the listed barn and a single storey outbuilding in the south-eastern corner of the site. The most notable other building from the main listed barn is a two storey detached brick built former stable on the eastern boundary of the site in a setback position.
- 1.2 These Planning and Listed Building Consent applications propose the conversion of the main barn to one dwelling and the detached stable building is intended to create an annexe. Three other small traditional buildings will be used for garaging/storage on the site.

2. Policies

2.1 Planning Policy Guidance:

- | | | |
|------|---|-------------------------------|
| PPG1 | - | General Policy and Principles |
| PPG3 | - | Housing |

PPG7	-	The Countryside and Rural Economy
PPG13	-	Transport
PPG15	-	Planning and the Historic Environment

2.2 South Herefordshire District Local Plan:

Policy GD1	-	General Development Criteria
Policy C27A	-	Change of Use of a Listed Building
Policy C27B	-	Alterations or Additions to Listed Buildings
Policy C29	-	Setting of a Listed Building
Policy C36	-	Reuse and Adaptation of Rural Buildings
Policy C37	-	Conversion of Rural Buildings to Residential Use
Policy SH24	-	Conversion of Rural Buildings

2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy H7	-	Housing in the Countryside outside Settlements
Policy HBA12	-	Reuse of Traditional Rural Buildings
Policy HBA13	-	Reuse of Traditional Rural Buildings for Residential Uses
Policy HBA1	-	Alterations and Extension to Listed Buildings
Policy HBA3	-	Change of Use of Listed Building

3. Planning History

3.1 There is no record of any applications directly relevant to this proposal.

4. Consultation Summary

Statutory Consultations

4.1 Environment Agency - the Agency has no objections in principle to the proposed development but recommends planning conditions should permission be approved. The suggested condition requires a scheme for foul drainage works to be approved by the local planning authority.

Internal Council Advice

4.2 Head of Engineering and Transportation - has no objection to the development subject to conditions.

5. Representations

5.1 Breinton Parish Council - the Parish Council consider the application to be unclear. Further confusion comes from the plans for the "garages" which are marked "proposed conversion to residential and workshop/gallery". The Parish Council are concerned that four dwellings may be on site as opposed to one plus an annexe. The Council feels that even the minimum proposal of two dwellings is over development of the site in this rural context.

Concerns are also expressed about the access to the scheme which is on to a narrow lane. Mostly this lane is only wide enough for one vehicle and a quiet road used by horses, walkers and cyclists. The lane is suitable for its current agricultural use but not residential development as the road becomes extremely congested at times with church activity.

This is a Listed Building and documentation supplied with it states the building dates from the late 17th century or early 18th century. The Parish Council are concerned that much of the traditional historic appearance of the barn will be lost with this conversion.

This is an area liable to flooding and there is a slight slope towards the road which will mean increased water runoff from buildings and land will increase the likelihood of flooding.

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

6. Officers Appraisal

6.1 The main issues for consideration in the assessment of this application are:

- The principle of residential development in this location.
- The detail of the conversion scheme proposed.
- Provision of safe vehicular access to the site.
- Drainage and flooding issues.

6.2 The submitted application gives full details of the market testing exercise which has been undertaken seeking to use the site for employment purposes in accordance with the Council's adopted policy and Supplementary Planning Guidance. The building has been included and marketed since the 31st January, 2002 and the agents have confirmed no interest in the building or site for those purposes. As such the proposal for residential development is considered acceptable in principle subject to the detail of the scheme.

6.3 The Pigeonhouse buildings are in an open countryside location approximately 3 kilometres to the west of Hereford. The land to the west and south of the site is a designated Area of Great Landscape Value. The site is dominated by the large two storey barn which is a Grade II Listed Building with a range of smaller outbuildings mainly to the rear of the site. The detailed conversion scheme has been subject to considerable discussion with the Council's Conservation Officer and whilst initial concerns were expressed, it is considered the detail of this scheme is in principle acceptable and will retain much of the historic integrity of the building. Whilst the main barn will provide a large dwelling unit the use as a single dwelling means that the intensity of use is low allowing a more sympathetic conversion with limited interruption internally. It is considered that the scheme will sensitively retain the main character and appearance of the building and with suitable conditions no objections are raised on Listed Building or conservation grounds.

6.4 The proposed access to the site will be obtained via the existing gated entrance between the main barn and the existing single storey outbuilding in the south-eastern corner. Whilst concerns have been expressed by the Parish Council about vehicular access to the site, the Council's Transportation Unit do not consider a conversion to one dwelling with a detached annexe would unduly intensify the use of this site. Furthermore, with appropriate conditions visibility and the entrance position are acceptable in this location.

6.5 The Parish Council have also expressed concerns with regard to land drainage and whilst the site does slope gently towards the main road, the Environment Agency have confirmed no objection to the scheme. Furthermore, with appropriate foul water

treatment which would be secured through a condition and the fact that no significant areas of new build are proposed, the actual hard surface area of the site will not be significantly different to that which exists at the present time.

- 6.6 To clarify the detail of the application, the Parish Council have expressed concerns of potentially four dwellings being proposed by this scheme. The application is for one dwelling with a detached annexe conversion in the former stable building. Whilst the stable building in itself will provide a good level of accommodation, its conversion to an independent dwelling would undoubtedly create issues of privacy and amenity between the two units having regard to their proximity on site. The other buildings to be retained are for use as storage and garaging. Officers are satisfied that with the use of planning conditions, the use of the annexe can be reasonably controlled. The site also has a number of attractive mature trees which add to the rural character and appearance of the area and a condition is suggested to ensure their retention.
- 6.7 In conclusion, it is considered the schemes for Planning and Listed Building Consent are acceptable subject to the conditions set out below.

RECOMMENDATION

In respect of DCCW2004/1762/F:

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. B01 (Samples of external materials).**

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

- 3. B05 (Alterations made good).**

Reason: To maintain the appearance of the building.

- 4. Notwithstanding the approved drawings, details of the following shall be submitted to and approved by the local planning authority prior to the commencement of any works. The development shall be carried out in accordance with the approved details:-**

- (a) Full schedule of repairs to be submitted to and approved in writing.**
- (b) Full details of the internal treatment of walls.**
- (c) Full details of the method of insulation.**
- (d) Full joinery details and finishes.**
- (e) Full joinery details of the new stairs and gallery.**
- (f) Finishes to flues.**

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

- 5. G01 (Details of boundary treatments).**

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

6. G04 (Landscaping scheme (general)).

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

7. G05 (Implementation of landscaping scheme (general)).

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

8. G10 (Retention of trees).

Reason: In order to preserve the character and amenities of the area.

9. G11 (Retention of hedgerows (where not covered by Hedgerow Regulations)).

Reason: To ensure that the application site is properly landscaped in the interests of the visual amenity of the area.

10. E09 (No conversion of garage to habitable accommodation).

Reason: To ensure adequate off street parking arrangements remain available at all times.

11. E16 (Removal of permitted development rights).

Reason: To preserve the character and appearance of this conversion scheme.

12. E29 (Occupation ancillary to existing dwelling only (granny annexes)).

Reason: It would be contrary to the policy of the local planning authority to grant planning permission for a separate dwelling in this location.

13. F18 (Scheme of foul drainage disposal).

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

14. G39 (Nature Conservation - site protection).

Reason: To ensure that the nature conservation interest of the site is protected.

15. H01 (Single access - not footway).

Reason: In the interests of highway safety.

16. H05 (Access gates).

Reason: In the interests of highway safety.

17. H12 (Parking and turning - single house).

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

Informatives:

- 1. HN01 - Mud on highway.**
- 2. HN04 - Private apparatus within highway.**
- 3. HN05 - Works within the highway.**
- 4. HN10 - No drainage to discharge to highway.**
- 5. N15 - Reason(s) for the Grant of PP/LBC/CAC.**

In respect of DCCW2004/1763/L:

That Listed Building Consent be granted subject to the following conditions:

- 1. CO1 – Time limit for commencement (Listed Building Consent).**

Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2. B01 (Samples of external materials).**

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

- 3. B05 (Alterations made good).**

Reason: To maintain the appearance of the building.

- 4. Notwithstanding the approved drawings, details of the following shall be submitted to and approved by the local planning authority prior to the commencement of any works. The development shall be carried out in accordance with the approved details:-**

- (a) Full schedule of repairs to be submitted to and approved in writing.**
- (b) Full details of the internal treatment of walls.**
- (c) Full details of the method of insulation.**
- (d) Full joinery details and finishes.**
- (e) Full joinery details of the new stairs and gallery.**
- (f) Finishes to flues.**

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

- 5. G01 (Details of boundary treatments).**

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

Informative:

1. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.