

MEETING:	PLANNING COMMITTEE
DATE:	22 FEBRUARY 2012
TITLE OF REPORT:	<p>N120142/FH - PROPOSED REPLACEMENT OF CONSERVATORY WITH DINING ROOM AT THE KILNS, AVENBURY LANE, AVENBURY, BROMYARD, HEREFORDSHIRE HR7 4LD</p> <p>For: Mr Spriggs per Mr Ian Williams, Office 6-7 Mortimer House, Hereford, HR4 9TA</p>

Date Received: 17 January 2012 **Ward: Bromyard**

Grid Ref: 366329,253206

Expiry Date: 13 March 2012

Local Members: Councillors JG Lester and A Seldon

1. Site Description and Proposal

- 1.1 The Kilns is a residential property to the east of the C1135 in Avenbury which is to the south east of Bromyard. The property consists of two former stone barns which were converted to a residential property in the early 1990's. The property is surrounded by Open Countryside, which is characterised by mature dense hedgerow boundaries and clusters of woodland. The land rises to the rear of the property, therefore the dwelling is only visible from the adjoining highway to the west and south.
- 1.2 The buildings are linked by a narrow glazed link building approved under application 96/0238. From the front of the property the link building appears to be a stone wall, with all the glazing behind. Prior to the existing link building being approved, two similar applications were refused and dismissed at appeal as they were considered to be of a scale and design which would detract from the character and appearance of the buildings.
- 1.3 The proposal seeks planning permission to extend the link building to provide a dining area. The proposal represents an increase in floor area of 20m². The extension will be constructed from stone to match the existing and have a pitched roof to match the two former barns constructed from slate. Two windows will be inserted into the proposed north east elevation which fronts onto the highway, and to the rear double doors will open out onto the patio.

2. Policies

2.1 Herefordshire Unitary Development Plan:

- S1 - Sustainable Development
- DR1 - Design
- HBA12 - Re-use of Rural Buildings
- HBA13 - Re-use of Rural Buildings for Residential Purposes

2.2 Supplementary Planning Guidance: Re-use of Rural Buildings

3. Planning History

- 3.1 91/0535 Conversion of redundant barn to from residential dwelling. Refused 21/5/1991. Dismissed at appeal 4/11/1991.
- 3.2 92/0075 Link to form dining area between existing buildings. Refused 3/3/1992. Dismissed at appeal 11/7/1992.
- 3.3 96/0238 Link block building between two buildings. Approved 16/4/1996.
- 3.4 97/0697 Revision to rebuild building with increased in ridge height. Approved 19/5/1997.
- 3.5 DCNC2003/2819/F Proposed creation of new entrance and closure of existing entrance. Approved 7/11/2003.
- 3.6 N/112758/FH Proposed replacement of conservatory with dining room. Withdrawn.

4. Consultation Summary

- 4.1 None required.

5. Representations

- 5.1 Avenbury Parish Council – at the time of writing the report no representation had been received.
- 5.2 The full text of these letters can be inspected at Hereford Customer Services, Franklin House, 4 Commercial Road, Hereford, HR1 2BB and prior to the Committee meeting.

6. Officer's Appraisal

- 6.1 Given the former use of the buildings the application falls to be considered against policies HBA12 and HBA13 which both set the provision for the re-use of rural buildings for residential. The objectives of both policies, amongst other things, are to retain the qualities and essential features of the existing rural buildings and to ensure that the new uses can be accommodated without substantial alterations or extensions.
- 6.2 The proposed new dining room would introduce a large and visually distinct element between the two former barns. Its prominence and bulk would detract from the original form and character of the buildings and would significantly change the appearance and character of the site. It was noted by the inspector in the previous appeals on the site that the two long narrow parallel buildings, which are set at right angles to the road, are not all that prominent in their setting and have a limited profile to the road. The existing link is formed from the former yard wall, and from the highway appears just that, with no indication of a link behind. The proposed extension would result in a loss, in visual terms, of the individuality of the original buildings and would create a substantial addition to the structure which significantly increases the scale of the property when seen from the adjoining highway.
- 6.3 It is therefore concluded that the proposal does not comply with the objectives of policies HBA12 and HBA13 as it represents a substantial extension which does not preserve the qualities and essential features of the buildings. As such the application is recommended for refusal.

RECOMMENDATION

That planning permission be refused for the following reason:

1. **The proposal does not comply with the objectives of Policies HBA12 and HBA13 of the Herefordshire Unitary Development Plan as it represents a substantial extension to former rural buildings which does not preserve the qualities and essential features of the buildings. Furthermore the visual impact of the proposal would be detrimental to the character and appearance of the buildings and their rural setting.**

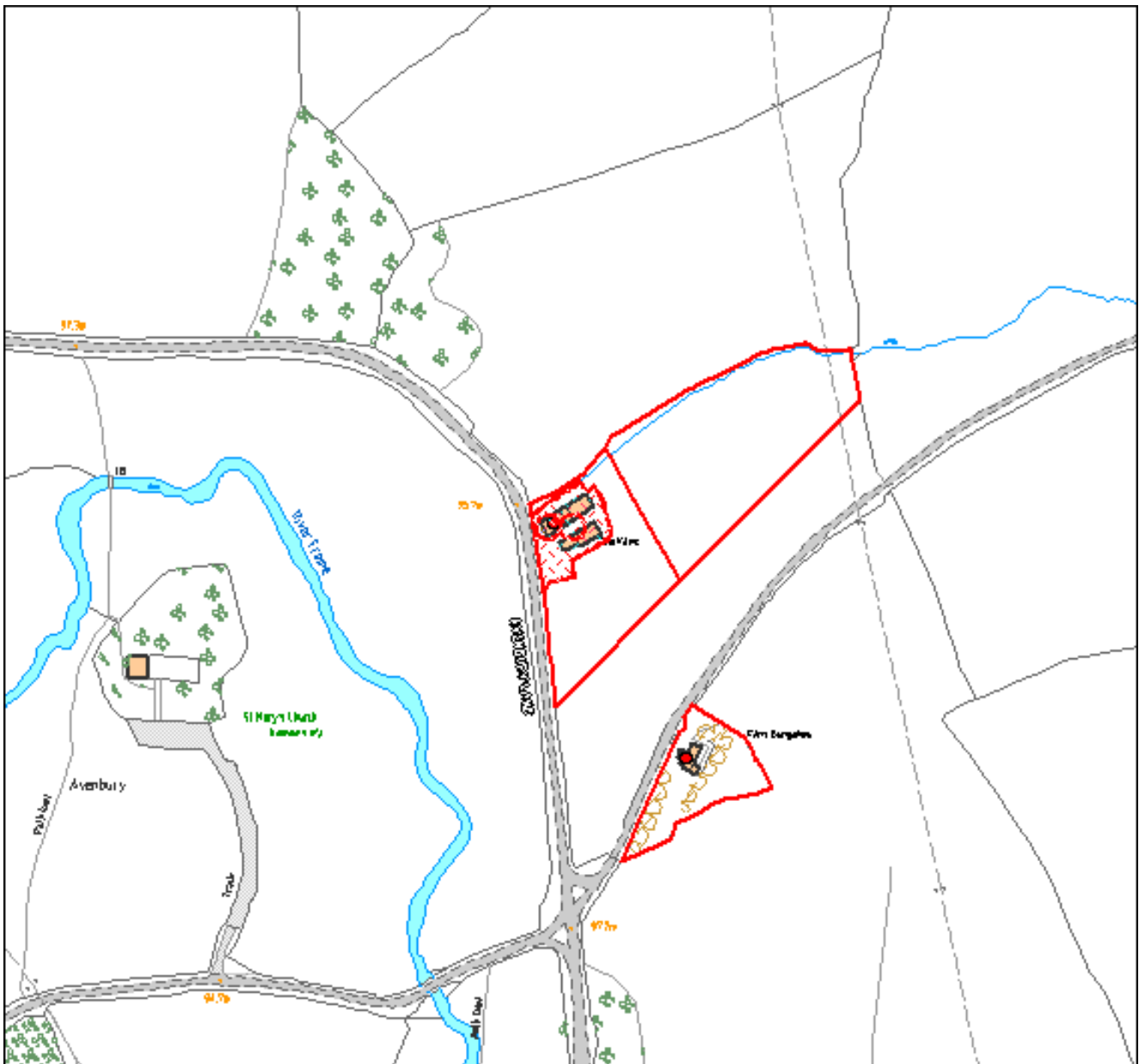
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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SITE ADDRESS : THE KILNS, AVENBURY LANE, AVENBURY, BROMYARD, HEREFORDSHIRE, HR7 4LD

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