

MEETING:	PLANNING COMMITTEE
DATE:	6 JUNE 2012
TITLE OF REPORT:	<p>S120237/FH - EXTENSION TO EXISTING FARMHOUSE AT TRECORRAS FARM, LLANGARRON, ROSS ON WYE, HEREFORDSHIRE, HR9 6PG</p> <p>For: Mr & Mrs T Joseph per Mrs Julie Joseph, JCPC Ltd, Trecorras Farm, Llangarron, Ross-On-Wye, Herefordshire, HR9 6PG</p>
WEBSITE LINK:	http://www.herefordshire.gov.uk/housing/planning/58286.aspx?ID=120237&NoSearch=True

Date Received: 24 January 2012

Ward: Llangarron

Grid Ref: 351875,220435

Expiry Date: 30 March 2012

Local Members: Councillor Cllr JA Hyde

1. Site Description and Proposal

- 1.1 The application site comprises a single storey barn, which was converted to residential use by permission granted in 2004 (DCSE2004/0699/F refers). The converted building extends to approximately 130 sq. metres of habitable living accommodation and includes 3 bedrooms, kitchen/diner and sitting room. It sits within a relatively large garden curtilage and it located immediately to the east of a public footpath (LG14).
- 1.2 The barn represents the only accommodation available to Trecorras Farm. The land at Trecorras Farm runs to 113 hectares (280 acres) and other land is farmed at Raglan (Monmouthshire) that extends to 61 hectares (150 acres). The enterprise comprises a mixed arable and beef farm and is served by an established group of largely modern portal framed buildings that are located on slightly elevated land approximately 50 metres to south and east.
- 1.3 Access to this elevated site is via a private drive that serves Trecorras Cottage which lies beyond the application site and the complex of properties at Tredunnoch located close to the junction with the U71213 that runs between the hamlet of Llangarron and Llancloudy.
- 1.4 Planning permission is sought for a 2 storey extension to this single storey converted building to provide an additional 130 sq. metres of living accommodation. The extended element would form an L-shaped dwelling and would be extended off the existing northern elevation of the barn. The extension would accommodate a new dining room, kitchen and utility/shower room on the ground floor with 2 double bedrooms and bathroom on the first floor. The accommodation within the existing barn would remain largely unchanged and would provide 2 further ensuite bedrooms, sitting room, family/dining room and a small office.
- 1.5 The proposed extension in its revised form would be set down into the existing ground levels and would have an eaves and ridge height of metres and 4 metres and 6.6 metres respectively above existing ground level compared to the 2.5 metre eaves height and 5.1 metre ridge height of the converted barn. The design approach seeks to continue the converted barn

Further information on the subject of this report is available from Mr S Withers on 01432 260612

theme using a combination of local stone, stained weatherboarding and tiles to match the existing building.

- 1.6 The revised proposal has also omitted a detached building that originally was proposed for garaging, more office accommodation, workshop and storage within an extended garden curtilage.
- 1.7 The application is accompanied by a Planning, Design and Access Statement, Agricultural Appraisal and confidential accounts and projections relating to the farming enterprise.

2. Policies

2.1 National Planning Policy Framework (NPPF)

Paragraphs 28 (Supporting a prosperous rural economy), 55 (Delivering a wide choice of high quality homes) and 56-68 (Requiring good design) are considered to be of particular relevance to this application.

2.2 Herefordshire Unitary Development Plan (HUDP)

S1	-	Sustainable development
S2	-	Development requirements
S7	-	Natural and historic heritage
DR1	-	Design
H7	-	Housing in the open countryside outside settlements
H8	-	Agricultural and forestry dwellings and dwelling associated with rural businesses
H18	-	Alterations and extensions
NC1	-	Biodiversity and development
LA2	-	Landscape character
HBA12	-	Re-use of rural buildings

2.3 Supplementary Planning Documents

Re-Use and Adaptation of Rural Buildings 2004

3. Planning History

- 3.1 DCSE2004/0699/F Conversion of building to dwelling Approved 21.4.2004

4. Consultation Summary

Statutory Consultees

- 4.1 Open Spaces Society – no comments received
 - 4.2 Ramblers Association – no comments received
- Internal Council Advice
- 4.3 Traffic Manager raises no objections but recommends a condition requiring details of parking arrangements
 - 4.4 Public Rights of Way Manager – no comments received

4.5 County Land Agent

1. The accounts show that the farming enterprise is profitable and show an operating profit after depreciation of £63,299 for 2010/11 and £26,589 for 2009/10, the increase being due to the farm coming into full production in 2010/11. The profit means that a larger farmhouse is financially sustainable and likely to remain, however the standard area for farmhouse is 150sq.m. in total, although in specific circumstances up to 200sq.m. has been approved.

2. The reference to a utility room or wash room being essential for Health & Safety reasons is reasonable; however, if a person who has been spraying is coming into the utility room it should be remembered that the utility room often contains vegetables, a washing machine, etc. all of which can be contaminated by spray droplets on that person, therefore there needs to be a separate area for removing of overalls and in consequence the wash room is often better sited adjacent to the office - in this case, where there already is a wash room and a shower could easily be added.

3. Concerning the necessity of having someone needing to live on site for the welfare of the approx. 120 fattening cattle, in other cases it has been accepted that fattening cattle do not need attention 24 hours a day and, providing they can be easily visited twice a day, that is adequate, therefore the stockman/farmer needs to live within 15 minutes of those buildings. However, in this case, it is irrelevant - the applicant already having a residence on site.

Concerning handling the cattle, it is advisable to have two persons with the cattle when they are being handled in case of accidents, but because this is occasional it does not give rise to the need for an extra person to live on site. The point is made in para. 13 that the labour requirement is 1.55 labour units, which does not give rise to the need for two full-time persons living on site.

Summary -

In my opinion, the farm can and should be able to sustain financially a substantial farmhouse; however, the need for a second person to live permanently on site is not made.

5. Representations

5.1 Llangarron Parish council have no objection to the planning application.

5.2 GW Wallis of Treworgan Farm, Llangrove, Ross-on-Wye, Herefordshire supports the application commenting that the applicants have made significant improvements to the farmyard and the operation as a whole. The existing facilities are woefully short of those required for a farm of this size. The proposed design will significantly improve the character and appearance of the existing dwelling and the area as a whole.

5.3 The consultation responses can be viewed on the Council's website by using the following link:-

www.herefordshire.gov.uk/housing/planning/searchplanningapplications.aspx

Internet access is available at the Council's Customer Service Centres:-

www.herefordshire.gov.uk/community_and_living/consumer_advice/41840.asp

6. Officer's Appraisal

6.1 The key consideration in the determination of this application is the impact of the proposed extension upon the character and appearance of the converted building and to what extent other material considerations are relevant.

- 6.2 The NPPF is supportive of proposals that promote sustainable development, which encompasses support for a prosperous rural economy and good quality design. The applicant has submitted a detailed Design and Access Statement that seeks to demonstrate that the broad aspirations of this recently published document are satisfied by the proposed extension. Furthermore it is submitted that the proposal is in accordance with the detailed policies of the HUDP, specifically Policies DR1, H18 and HBA12.
- 6.3 It is considered that in this case the saved policies of the HUDP should be given significant weight since they remain consistent, and are certainly not in conflict, with the guidance set out in the NPPF. Accordingly, the starting point for the consideration of this application in my view is Policy HBA12 and the adopted Supplementary Planning Document (Re-Use and Adaptation of Rural Buildings).
- 6.4 Policy HBA12 is criteria based and amongst other requirements requires the subject building to be “capable of accommodating the proposed new use without the need for substantial alteration or extension...” This principle is underpinned by the SPD, which at para 4.13 states that proposals for the re-use of buildings should as a matter of principle be considered finite in order to preserve the intrinsic character of the building which justified its conversion in the first instance. Accordingly, as a matter of principle, the proposed extension would be contrary to Policy HBA12 and the aim of the SPD to recognise buildings that are worthy of retention and re-use and to ensure that their intrinsic character and appearance are safeguarded from unwarranted extensions and additions.
- 6.5 It is acknowledged that this is a principle that should be applied at the time of granting permission for the conversion and it is normal in these circumstances, to restrict further permitted development rights to maintain this level of control. Condition 6 of DCSE2004/0699/F applies this restriction in recognition of the need to protect the barn from extensions and additions that might harm its character and setting.
- 6.6 Since the building is now in residential use, it is also relevant to consider it in the light of Policies DR1 and H18. Policy DR1 sets out a range of criteria that encourages good design and in particular requires all development to “reinforce the distinctive character and appearance of the locality in terms of layout, density, means of access and enclosure, scale, mass, height, design and materials”. Policy H18, which is arguably more relevant in this case requires proposals for extensions to dwellings to ensure that the original dwelling remains the dominant feature and that the proposal is “in keeping with the character of the existing dwelling...in terms of its scale, mass, siting, detailed design and materials”.
- 6.7 On these particular points, it is not considered that the addition of a 2 storey extension, that essentially doubles the habitable accommodation and increases the relative eaves and ridge height by 1.5 metres, to a simple and modestly proportioned, single storey building would preserve the original dwelling as the dominant feature or be in keeping with the character, scale and detailed design of the existing dwelling. I therefore consider that the proposed extension does not accord with Policies DR1 and H18.
- 6.8 In addition to the policy considerations, it is necessary to have proper regard to other material considerations. In this case, the existing dwelling provides the only accommodation for what is undoubtedly a large farming enterprise that has good financial prospects. It is clear that the enterprise has demonstrated that there is a functional need for one full-time worker to be present at all times and would sustain a larger dwelling than the one that exists. I have attached weight to the additional evidence that has been submitted by the applicant to substantiate the positive prospects for the business that is being built up, however I do not consider that this outweighs the adopted and well established policies that seek to safeguard the character and appearance of dwellings, which in this case is of greater relevance since the dwelling has been converted and as such has an additional level of policy protection.

6.9 It follows that in view of the scale, height and detailed design of the proposed extension, the proposal is contrary to Policies DR1, H18 and HBA12 and is therefore recommended for refusal.

RECOMMENDATION

That planning permission be refused for the following reasons:

- 1. The proposed extension by reason of its scale, height and detailed design, would represent an unwarranted extension to this modest single storey converted building that would not be in keeping with its character and appearance contrary to Policies DR1, H18 and HBA12 of the Herefordshire Unitary Development Plan, the adopted Supplementary Planning Document: Re-Use and Adaptation of Rural Buildings and the National Planning Policy Framework.**

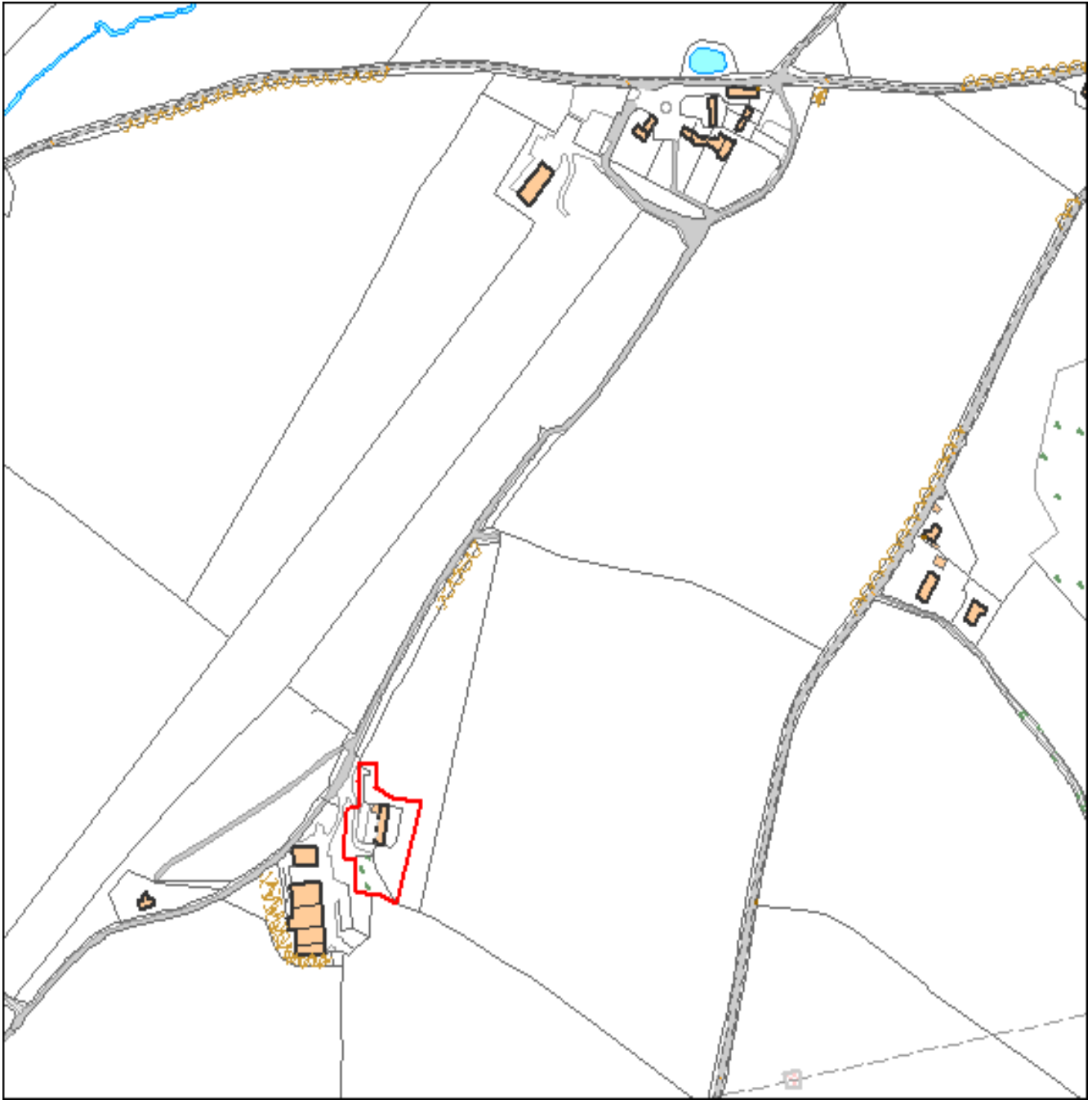
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: S/120237/FH

SITE ADDRESS : TRECORRAS FARM, LLANGARRON, ROSS ON WYE, HEREFORDSHIRE, HR9 6PG

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