

MEETING:	PLANNING COMMITTEE
DATE:	20 February 2013
TITLE OF REPORT:	<p>S123313/FH - DEMOLITION AND REPLACEMENT OF 2 NO BAY WINDOWS TO NE ELEVATION WITH TILED ROOF AND ASSOCIATED TERRACE, REPLACEMENT WINDOWS TO INCLUDE MINOR REVISIONS TO FENESTRATIONS, REPLACEMENT AND ADDITIONAL ROOFLIGHTS, AND MINOR INTERNAL ALTERATIONS. CONSTRUCTION OF NEW DETACHED DOUBLE GARAGE AND A NEW PITCHED ROOF TO EXISTING GARAGE TO AT TALBOTS BARN, THE LINE, LINTON, ROSS ON WYE, ROSS-ON-WYE, HR9 7RU.</p> <p>For: Mr & Mrs Reeves per Mr Stephen Turner, 5 Barbourne Road, Worcester, Worcestershire, WR1 1RS.</p>
WEBSITE LINK:	http://www.herefordshire.gov.uk/housing/planning/58286.aspx?ID=123313&NoSearch=True

Date Received: 22 November 2012 Ward: Penyard

Grid Ref: 366621,224725

Expiry Date: 6 February 2013

Local Members: Councillor H Bramer

1. Site Description and Proposal

- 1.1 The application site is located in an open countryside location outside of any designated settlement identified in the local plan and comprises a dwelling formed from the conversion of an unlisted barn, its associated curtilage and detached double garage. The resultant dwelling is one of numerous properties set around Linton Hill, where ribbon development has infilled between two unclassified roads on the hill side. The application site comprises the only dwelling on the North East side of the road from which access is gained. The building comprises the main two storey section which dominates the setting, with a single storey 'wing' projecting North West at a right angle to the main section.
- 1.2 The original character of the barn has been somewhat diluted by the original conversion scheme through inappropriate or unsympathetic detailing. This application seeks to reverse some of the 'damage' and upgrade the property.
- 1.3 The proposal is for the replacement of two number bay windows, replacement and upgraded windows and fenestration details, replacement and additional rooflights and minor internal alterations. A new detached garage and new pitched roof over the existing garage to form a playroom is also proposed.

2. Policies

2.1 National Planning Policy Framework (NPPF)

Further information on the subject of this report is available from Mr C Brace on 01432 261947

Core planning principles – Design quality – para 17
Requiring good design – quality, context and local character and distinctiveness – Chapter 7
Conserving and enhancing the historic environment – Chapter 12
Determining applications – determination in accordance with the approved plan unless material conditions indicate otherwise – para 196

Herefordshire Unitary Development Plan (HUDP):

S1	-	Sustainable Development
S2	-	Development Requirements
DR1	-	Design
DR2	-	Land Use and Activity
H18	-	Alterations and Extensions
HBA13	-	Re-Use and Adaptation of Rural Buildings for Residential Purposes

- 2.2 The Unitary Development Plan policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

<http://www.herefordshire.gov.uk/housing/planning/29815.aspx>

3. Planning History

- 3.1 SH95/0026/PF – Erection of garage/ store – Approved with conditions
- 3.2 SH86/0692/PF – Living room extension and erection of three number garages – Approved with conditions
- 3.3 SH81/0488/PF – Change of use from barn to dwelling – Approved with conditions

4. Consultation Summary

Internal Council Advice

- 4.1 The Transportation Manager has no objection.

5. Representations

- 5.1 Linton Parish Council has no objection.
- 5.2 The consultation responses can be viewed on the Council's website by using the following link:-

<http://www.herefordshire.gov.uk/housing/planning/58286.aspx?ID=123313&NoSearch=True>

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 This unlisted barn makes an important contribution to this rural locality, both in terms of its appearance and history. The value of the barn is reflected in the fact that it has been deemed worthy of retention through its conversion to a residential use.
- 6.2 Notwithstanding the above, the resultant conversion and further alterations have diluted the character and appearance of the barn. This application seeks to remedy this harm by replacing many of the existing inappropriate uPVC windows with timber windows, raising the

cill height on two windows, thus reducing the domestication of the building, as well as removing and replacing the existing rooflight with a conservation roof light. These works on their own provide an enhancement to the building.

- 6.3 The removal of one bay window on the North East elevation in its entirety and the upgrading and redesigning of the remaining bay window on this elevation significantly improve the property in terms of its appearance and form, creating a more appropriately balanced and proportioned elevation. The terrace, faced with natural stone paving, running 14.0 metres across the front of this elevation at a depth of 3.0 metres from the external wall, is also considered acceptable and a more coherent approach to the landscaping and a further enhancement over the existing situation.
- 6.4 The addition of two number conservation roof lights on the South East roof plane are acceptable, as is the remodelling of the first floor window arrangements on the North East elevation at first floor level. These works have no impact upon adjoining land uses or amenity.
- 6.5 The new garage is detached from the North West elevation of the existing single storey wing of the dwelling and comprises a single storey structure featuring stone walls with tile covered pitched roof. The garage measures 6.1 x 6.0 metres in plan with a height to ridge of 5.4 metres.
- 6.6 The design, scale and siting are all acceptable and appropriate to the context and subservient to the original dwelling and preserves the setting of the converted barn and the wider rural scene.
- 6.7 The extension over the existing garage to provide a playroom is similarly acceptable regarding design, scale and impact on the area. The existing flat roofed structure is increased in height from 2.5 metres to 6.0 metres and has a pitched roof with feature dormer window in the North East elevation which overlooks the main dwelling.
- 6.8 Along with satisfying the design and heritage requirements of the National Planning Policy Framework, the proposal satisfies local plan policies S1, S2, DR1, DR2, H18, LA2 and HBA13 of the Herefordshire Unitary Development Plan.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. A01 Time limit for commencement (full permission)**
- 2. B02 Development in accordance with approved plans and materials**
- 3. F07 Domestic use only of garage**
- 4. F08 No conversion of garage to habitable accommodation**
- 5. F13 Restriction on separate sale**

Reason for Approval

- 1. The application represents an extension and alterations of acceptable size, scale and form which are in keeping with and subservient to the original dwelling and its character as a converted agricultural building, resulting in no adverse impact upon adjoining residential amenity or the character and appearance of this open countryside location. Furthermore the proposal is considered to satisfy Herefordshire Unitary Development Plan policies S1, S2, DR1, DR2, H18 and HBA13 and the requirements of the National Planning Policy Framework.**

INFORMATIVES:

- 1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

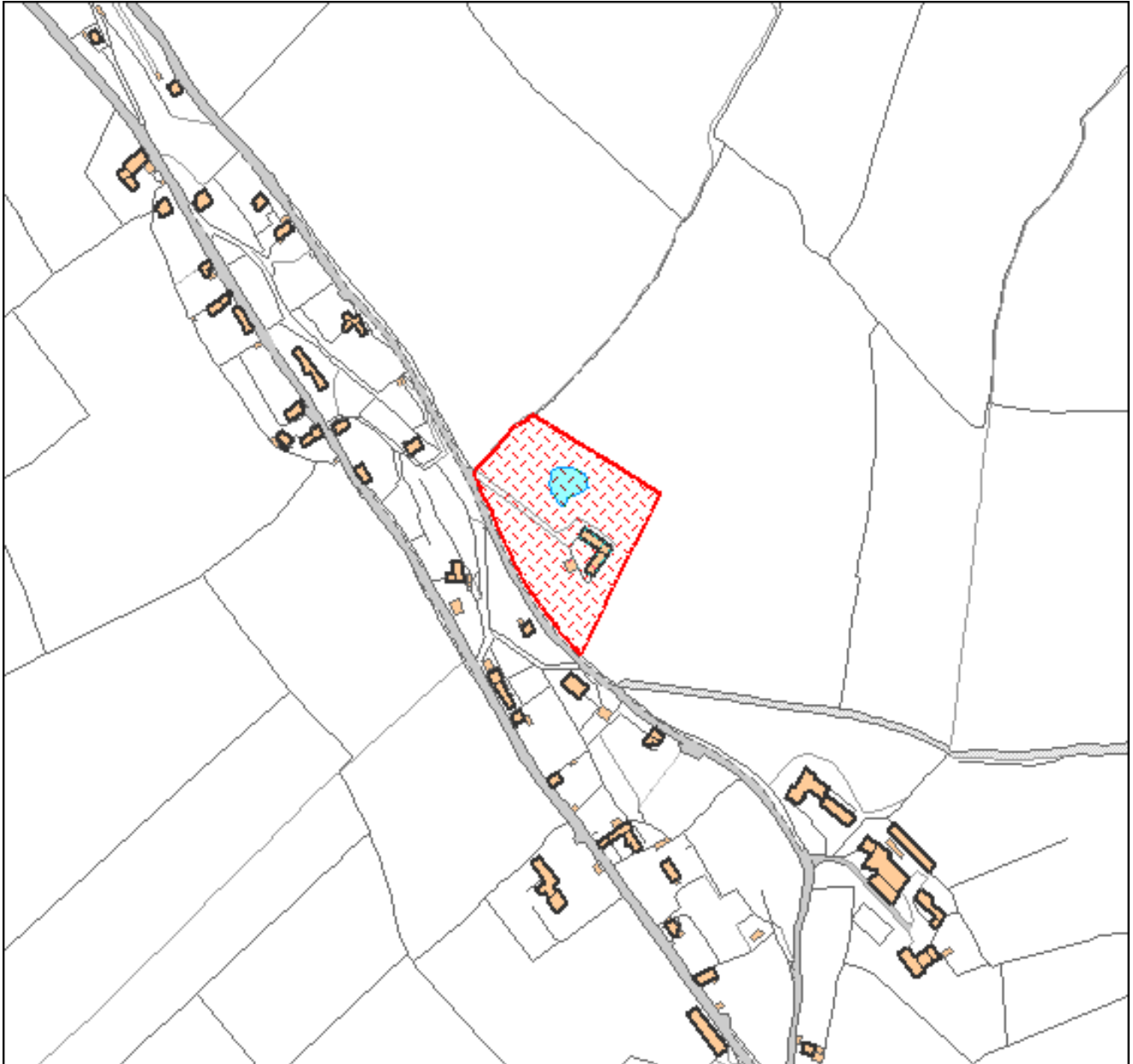
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: S/123313/FH

SITE ADDRESS : TALBOTS BARN, THE LINE, LINTON ROSS ON WYE, ROSS-ON-WYE,
HEREFORDSHIRE, HR9 7RU

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