

**12 DCNC2004/2578/F - CONVERSION OF REDUNDANT AGRICULTURAL BUILDING INTO A SINGLE DWELLING AT BUILDING ADJOINING THE SALLIES, LITTLE COWARNE, BROMYARD, HEREFORDSHIRE, HR7 4RQ**

**For: Mr & Mrs J Hodges per Mr R Burraston Foxhall  
Bringsty Common Worcester WR6 5UN**

**Date Received:**  
12th July 2004

**Ward:**  
Bromyard

**Grid Ref:**  
60614, 50773

**Expiry Date:**  
6th September 2004

Local Member: Councillors P Dauncey and B Hunt

**1. Site Description and Proposal**

- 1.1 The Sallies is located on the north side of the C1117, in an area of open countryside. Three Elms is to the north, and the Three Horse Shoes PH is to the north-west.
- 1.2 This application proposes the residential conversion of a red brick storage building that is to the rear of The Sallies, accommodating lounge and kitchen/living room on the ground floor with two bedrooms and a bathroom at first floor level.

**2. Policies**

**2.1 Malvern Hills District Local Plan**

Conservation Policy 12 – Residential conversion of agricultural and other rural buildings  
Landscape Policy Policy 1 – Development outside settlement boundaries

**2.2 Hereford and Worcester County Structure Plan**

H20 – Housing in the open countryside  
CTC 9 – Development criteria  
CTC 14 – Criteria for the conversion of buildings in rural areas

**2.3 Herefordshire Unitary Development Plan (Revised Deposit Draft)**

HBA 12 – The re-use of traditional rural buildings for residential purposes

- 2.4 PPG1 – General policy and principles
- PPS7 – Sustainable development in rural areas
- SPG – Re-use and adaptation of traditional rural buildings

**3. Planning History**

N98/0103/N - Conversion of building to residential use. Withdrawn.

#### 4. Consultation Summary

##### Statutory Consultations

4.1 None required.

##### Internal Council Advice

4.2 Head of Highways and Transportation: No objection subject to conditions.

4.3 Chief Conservation Officer: No objection.

#### 5. Representations

5.1 Little Cowarne Parish Council: No reply received.

5.2 Letter from Mr and Mrs T Chadwick, Three Elms, Little Cowarne:

- a) The proposal would alter the general look of the area.
- b) We overlook the property and its re-use as a dwelling would encroach onto our privacy.
- c) Windows in the north-west and south-west elevations would encroach on our privacy.

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

#### 6. Officers Appraisal

6.1 Conservation Policy 12 deals specifically with proposals for the residential re-use of rural buildings, setting a criterion for consideration.

6.2 The building is of a size and condition that can accommodate the proposal without the need for extension or rebuilding. The submitted scheme retains the character of the building in that all existing window and door openings are utilised throughout the proposal.

6.3 In terms of its impact on Three Elms is concerned, the windows in the north-west elevation will provide light to a stairwell and light and ventilation to a bathroom. The window in the south-west elevation is to a bedroom. It is not considered the windows in the north-west elevations will give rise to loss of residential amenity to the neighbour through overlooking. The window in the south-west elevation will look out onto a drive with peripheral views into the garden of Three Elms. However as the window will serve a non-habital room, it is not considered that there will be significant overlooking so as to give rise to loss of amenity to the occupiers of Three Elms. The building is located in a small group of dwellings where its residential re-use would not cause detrimental harm to the locality.

6.4 The building has been marketed in accordance with the Council's Supplementary Planning Guidance on the re-use of rural buildings, to establish whether there is potential for employment generating uses. The marketing through local agents, and advertising in The Hereford Times resulted in no interest.

**RECOMMENDATION**

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 - E16 (Removal of permitted development rights )

Reason: To bring any future development under planning control.

- 3 - H03 (Visibility splays ) (2m x 45m)

Reason: In the interests of highway safety.

- 4 - H05 (Access gates ) (6m)

Reason: In the interests of highway safety.

- 5 - H15 (Turning and parking: change of use - commercial ) (2 cars)

Reason: To minimise the likelihood of indiscriminate parking in the interests of highway safety.

**Informatives:**

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

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.