

# **17 DCSE2004/4117/F - PROPOSED CHANGE OF USE OF FIRST FLOOR GAMES AND ENTERTAINMENT ROOM TO RESIDENTIAL UNIT, THE GRANGE, ASTON CREWS, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7LW**

**For: A. Jamieson per Jamieson Associates, 30 Eign Gate, Hereford, HR4 OAB**

**Date Received: 30th November, 2004**

**Ward: Penyard**

**Grid Ref: 67041, 23304**

**Expiry Date: 25th January, 2005**

Local Member: Councillor H. Bramer

## **1. Site Description and Proposal**

- 1.1 Planning permission for the demolition of agricultural buildings and erection of an indoor swimming pool with first floor games/entertainment room at the Grange, Aston Crews, was granted in April 2003. The building would be linked to the main house and intended as ancillary accommodation to the main house. The construction of the outbuilding is nearing completion. The building is rectangular in shape with a curved roof except for a section along the eastern side which would have a flat roof.
- 1.2 It is now proposed to use the first floor as residential accommodation rather than a games and entertainment room. This would not involve changes to the exterior of the building except that a pergola (steel structure with flat glass roof) linking outbuilding and house would not be constructed. Internally the upper floor would provide spacious 2 bedroomed accommodation.

## **2. Policies**

### **2.1 Planning Policy Guidance**

PPG.1	-	General Policy and Principles
PPG.15	-	Planning and the Historic Environment
PPS.7	-	Sustainable Development in Rural Areas

### **2.2 Hereford and Worcester County Structure Plan**

Policy CTC.2	-	Area of Great Landscape Value
Policy CTC.9	-	Development Criteria
Policy A.1	-	Development on Agricultural Land
Policy H.18	-	Residential Development in Rural Settlements
Policy H.20	-	Residential Development in Open Countryside

### **2.3 South Herefordshire District Local Plan**

Policy GD.1	-	General Development Criteria
Policy C.8	-	Development within Area of Great Landscape Value
Policy C.11	-	Protection of Best Agricultural Land
Policy C.27B	-	Alterations or Additions to Listed Buildings
Policy C.29	-	Setting of a Listed Building

Policy SH.10	-	Housing in Smaller Settlements
Policy SH.11	-	Housing in the Countryside
Policy SH.23	-	Extensions to Dwellings

### 3. Planning History

3.1	SH810844PF	Demolition of part of rear hallway and re-erection of hallway with laundry room extension	-	Granted 22.10.81
	SH830937PF	Change of use of redundant farm buildings to craft workshops together with associated alterations and rebuilding	-	Refused 01.02.84
	SH830981PF	Change of use of domestic garage and store to holiday accommodation	-	Granted 15.10.84
	SH871720SZ	Use of farm store for butchery and packaging of pork produced on the farm	-	Planning Permission Required 15.02.88
	SH930007PF	Conservatory	-	Granted 11.02.93
	SH930008LA	Conservatory	-	Granted 11.02.93
	SH930704LA	Alterations to existing window into double doors	-	Granted 20.07.93
	SH970112LA	Provision of a bay window on the front of the north wing of existing building	-	Granted 24.06.97
	SE2000/3245/L	Replacement first floor window	-	Granted 23.02.01
	SE2003/0594/F	Demolition of agricultural buildings and erection of indoor exercise pool and first floor games/entertainment room	-	Approved 23.04.03
	SE2003/0593/L	Demolition of agricultural buildings and erection of indoor exercise pool and first floor games/entertainment room	-	Approved 23.04.03
	SE2003/0622/F	Change of use of farmyard and buildings to domestic garden with access drive	-	Approved 22.04.03

#### **4. Consultation Summary**

##### Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

##### Internal Council Advice

- 4.2 Traffic Manager has no objection to the proposal.
- 4.3 Conservation Manager has no objection.

#### **5. Representations**

- 5.1 The Applicant's agent makes the following submission:

It is proposed to carry out minor internal works to the first floor, namely the erection of two internal partitions, to form a two bedroom flat. No other alterations are required either internally or externally to the existing building. The two partitions will form two bedrooms within the existing first floor. All other services such as bathroom and kitchen are existing as are means of access, both internal and external. No changes are envisaged to the external fabric of the existing building.

The present building re-uses two of the existing stone walls from the previous agricultural building which was demolished, namely to the south east and north east and it is clearly within the envelope of the existing village. This application therefore is in essence for a change of use only as the alterations involved are purely internal and of a minor nature.

- 5.2 Linton Parish Council does not support the proposal.
- 5.3 Aston Ingham Parish Council "objects most strongly to this proposal for the change of use of the games room to living accommodation. There is no stated need or requirement for this accommodation, and it is contrary to SH.10 of the South Herefordshire District Local Plan. Should this change of use be permitted, the Parish Council strongly recommend that a condition be placed on this building that it cannot be sold separately from the main dwelling."

#### **6. Officers Appraisal**

- 6.1 Aston Crews is one of the smaller settlements named in Policy SH.10 (South Herefordshire District Local Plan). A key issue therefore is whether the site falls within the limits of that settlement. There is no defined boundary of the settlement in the Local Plan. Nevertheless The Grange itself is clearly part of the settlement and the new building is only a few metres from it and has a permitted use as domestic outbuilding. Although part of a former farmyard it is now visually and functionally part of the residential curtilage. It is considered therefore that the new building is within the settlement and the relevant policy in the Local Plan with regard to new residential development is therefore SH.10.
- 6.2 In view of the previous permission and listed building consent the building is considered to be acceptable in this location and with this design and external appearance. However one of the criteria in SH.10 is that the development should meet a housing requirement. It is understood that the occupants would be part of an

extended household at The Grange. Furthermore as there is no separate garden, access and parking area shown on the drawing it would be reasonable to impose conditions ensuring that The Grange and the new flat do not become separated. In these circumstances it is considered that the intention of this criteria would be met, bearing in mind that the intention behind the policy was to limit new housing in view of an over supply, which an Inspector recently pointed out, no longer applies in the new plan period.

**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. E15 (Restriction on separate sale)**

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

**Informative(s):**

- 1. N15 - Reason(s) for the Grant of Planning Permission**

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.