

**15 DCSE2004/4371/F - USE OF OUTBUILDING AS ANNEXE ACCOMMODATION AT OUTBUILDING AT THE CLEEVE, CLEEVE LANE, ROSS-ON-WYE, HEREFORDSHIRE****For: Mr. & Mrs. Hewitt per Paul Smith Associates,  
Chase View House, Merrivale Road, Ross-on-Wye,  
Herefordshire, HR9 5JX****Date Received: 23rd December 2004      Ward: Ross-on-Wye West      Grid Ref: 59006, 23479  
Expiry Date: 17th February 2005**

Local Members: Councillor G. Lucas and Councillor M.R. Cunningham

**1. Site Description and Proposal**

- 1.1 The Cleeve is a substantial detached house situated on the outskirts of Ross on Wye. It is a 17<sup>th</sup> Century timber framed house with pantile roof and is included on the list of buildings of historic and architectural interest (Grade II). Immediately to the south of the house and at right angles to it is a single-storey stone building, presumably once a coach house or garaging. This is used as a store for domestic items. It is proposed to convert this building into living accommodation.
- 1.2 The scheme retains the main central doors but other openings are used for windows and no new openings would be required. The small wooden extension at the north-eastern end would be re-built but externally would be wooden boarded and include two north-west facing windows and a door in the end elevation. This would be the kitchen; a lounge/dining room, hall, bathroom and one bedroom would be formed in the main part of the building. The scheme has been amended to take into account concerns raised by officers.

**2. Policies****2.1 Planning Policy Guidance**

PPG15 - Planning and the Historic Environment

**2.2 Hereford and Worcester County Structure Plan**

Policy CTC1 - Area of Outstanding Natural Beauty  
Policy CTC13 - Conversion of Buildings  
Policy CTC14 - Criteria for the Conversion of Buildings in Rural Areas

**2.3 South Herefordshire District Local Plan**

Policy C4 - AONB Landscape Protection  
Policy C5 - Development within Areas of Outstanding Natural Beauty  
Policy C27A - Change of Use of a Listed Building  
Policy C36 - Re-use and Adaptation of Rural Buildings

Policy C37	-	Conversion of Rural Buildings to Residential Use
Policy SH24	-	Conversion of Rural Buildings

### 3. Planning History

- 3.1 SE2003/2890/F Construction of hard surface tennis court with chain link mesh fence - Application not required 13.11.03
- SE2004/4372/L Use of outbuilding as annexe. - Consent 17.02.05

### 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 grant of permission.
- 4.3 The Conservation Manager has no objection in principle subject to conditions.

### 5. Representations

- 5.1 The applicants' agent makes the following submission:

1. The building is currently used for domestic storage purposes in association with the applicants' extensive Grade II listed property, The Cleeve. The scheme entails the alternative use of this building as annexe living accommodation. The design minimises change to the interior and the exterior of this building preserving its essential character and appearance. The building is in good physical condition and capable of these alterations without any substantial works other than the reconstruction of a timber clad addition to the original building.
2. Whilst the scheme incorporates a kitchen and w.c./shower room it is not the applicants' intention to use this building as a dwelling and they accept the imposition of a planning condition restricting the occupation of the building to annexe accommodation.
3. In all, the proposed scheme would preserve and enhance this curtilage listed building and the setting of the principal listed building. The applications would comply fully with the objectives and provisions of relevant primary legislation and the development plan.

- 5.2 Town Council has no objections to this proposal.

- 5.3 One letter has been received which, in summary, makes the following objections:

- would be created a mere 3 feet from the boundary with my property and would severely compromise the privacy of both my house and gardens - windows directly looking over my garden wall

- totally inappropriate to allow a residential building to be placed so close to my property
- devalue my property
- both listed buildings standing in a green belt area
- house currently on market and there is no personal need of the proposed extra accommodation
- means of increasing the sale value
- imagine that proposed annexe would eventually be used for commercial purposes as holiday lets or B&B causing extra traffic on the dangerous blind junction.

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

## **6. Officers Appraisal**

- 6.1 The application building is of stone construction with a pantile roof. It complements the listed house, helping to enclose the front courtyard. The conversion scheme, it is considered, would retain much of the character of this building and in this respect complies with the council's policies for conversion and adaptation of rural buildings. The wooden workshop, which would be replaced, forms only a small part of the outbuilding and the proposed new structure would have the same footprint. The proposed ridge roof would be more in keeping with the outbuilding than the existing lean-to roof.
- 6.2 The use is as an annexe and it is not intended to create a separate residential unit. A planning condition could be imposed limiting use of the living accommodation to purposes incidental to the enjoyment of the main dwellinghouse. On this basis there is no requirement for marketing for commercial purposes.
- 6.3 With regard to the impact on the amenities of neighbours it is not considered that there would be serious harm. All the windows face to the south-west i.e. at right angles to the boundary with the adjoining house (The Old Barn) except for the high level rooflight in the north-east elevation. The Old Barn is about 15m to the north-east of the outbuilding, sufficient to protect the privacy and living conditions of the occupants of that property.

## **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 A09 (Amended plans)**

**Reason: To ensure the development is carried out in accordance with the amended plans.**

**3 E29 (Occupation ancillary to existing dwelling only (granny annexes))**

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

**4 C02 (Approval of details)**

**Reason:** To safeguard the character and appearance of this building of architectural or historical interest.

**Informative(s):**

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

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.