

10 DCSE2004/2973/F - CONVERSION OF REDUNDANT BARN TO FORM HOLIDAY LETTING UNIT AT BARN ADJACENT TO TRERIBBLE BUNGALOW, THREE ASHES, HEREFORD, HEREFORDSHIRE, HR2 8LS

For: Mr. & Mrs. M. Evans per Mr. T. Margrett, Green Cottage, Hope Mansel, Ross-on-Wye, Herefordshire HR9 5TJ

Date Received: 16th August, 2004 Ward: Llangarron Grid Ref: 51707, 22761

Expiry Date: 11th October, 2004

Local Member: Councillor Mrs. J.A. Hyde

1. Site Description and Proposal

1.1 The site lies to the south of the B4521, at Treribble. It is accessed via an unmade single track that runs between the B4521 and the C1250. The existing development at Treribble straddles the track. The former Treribble farmhouse and a number of the other buildings, which have been converted to dwellings, are Grade II listed. In planning policy terms the site lies in open countryside.

1.2 It is proposed to convert and adapt an existing rural building to provide a single holiday let unit. The gable end of the building fronts the access track, with access into the site lying to the southeast. The existing single storey building has stone and red brick elevations and would provide three bedrooms (one with ensuite facilities) a bathroom and an open plan living/dining and kitchen area. An area for car parking/turning and the soakaways are proposed to the northeast and east of the building respectively. A large modern storage building, with attached garage is situated to the northeast of the building.

2. Policies

2.1 Department of the Environment

PPS1	-	Delivering Sustainable Development
PPS7	-	Sustainable Development in Rural Areas
PPG13	-	Transport

2.2 Hereford and Worcester County Structure Plan

Policy CTC13	-	Buildings of Special Architectural or Historic Interest
Policy CTC14	-	Criteria for the Conversion of Buildings in Rural Areas

2.3 South Herefordshire District Local Plan

Policy GD1	-	General Development Criteria
Policy C1	-	Development Within Open Countryside
Policy C36	-	Re-Use and Adaptation of Rural Buildings

- Policy C43 - Foul Sewerage
- Policy ED7 - Re-Use and Adaptation of Rural Buildings for Employment/Tourism Use
- Policy ED8 - Farm Diversification

Supplementary Planning Guidance – Re-Use and Adaptation of Traditional Rural Buildings

2.4 Herefordshire UDP (Revised Deposit Draft)

Part 1

- Policy S1 - Sustainable Development
- Policy S2 - Development Requirements
- Policy S8 - Recreation, Sport and Tourism

Part 2

- Policy HBA12 - Re-Use of Traditional Rural Buildings
- Policy RST12 - Visitor Accommodation
- Policy RST13 - Rural and Farm Tourism Development
- Policy E12 - Farm Diversification

3. Planning History

- 3.1 SE2004/0541/F Conversion of redundant barn to form holiday letting unit - Withdrawn 7.4.05

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency - No objection, subject to requirements controlling the septic tank and soakaway.
- 4.2 Herefordshire Nature Trust's response is awaited.

Internal Council Advice

- 4.3 The Traffic Manager raises no objections
- 4.4 The Conservation Manager - No objections from an architectural point of view, subject to specified minor points regarding inaccuracies of plans and the requirement for conditions. With regards ecology, it is considered that the plans should incorporate the recommendations of the Ecological Survey.

5. Representations

- 5.1 Llangarron Parish Council - No objections
- 5.2 Four letters of objection has been received from Rosie Wilson of The Granary, Mr. and Mrs. Walker, Linden Hall, A.E.J. Drayton, Terrible House and Judi Ingham, The Gatehouse. The main points raised are:

- Proposal would significantly increase the population and possibly noise in the small, quiet residential hamlet of Trible.
- Proposal will change the character of the community, diminish the value of neighbouring properties and consequently their rateable value
- The single track, private access to the site has few passing places, which already necessitates reversing to allow vehicles to pass. Access from the track onto the B4521 is dangerous. Extra cars generated by the proposal would exacerbate the existing situation.
- Overlooking and changed outlook (to The Granary and Trible House)
- Where would tenants of Trible Bungalow park? Concerned that Trible Bungalow may also be used for holiday let purposes and this would alter the character of the hamlet.
- Would object to further development
- Plans appear to show the garage, which is keyed into our barn (Linden Hall), would be demolished (which is not shown on the plans). We have concerns regarding subsidence and restoration to our barn. We have not received notice from the applicant regarding the Party Wall Act requirements.
- The building houses a colony of bats
- The building was formerly a chicken/animal house, not a barn. A red brick conversion would not enhance nor be in keeping with the area

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 main considerations in the determination of this application are the principle of converting the building to provide a single holiday let unit, the effect of the proposal on the character and appearance of the building, the impact upon highway safety, the effect of the proposal on the character and appearance of the neighbouring listed buildings and the amenity of neighbouring properties.
- 6.2 The Development Plan policies and PPS 7 – Sustainable Development in Rural Areas encourage the commercial reuse of rural buildings. Policy ED7 states that ‘permission will normally be given for the reuse and adaptation of rural buildings for employment or tourism uses...’ Whilst the building subject to this application is not a large barn, it is of a typical rural, functional appearance. The SPG recognises that there is a diverse range and style of rural buildings in the county, which are derived from their original use. The Development Plan policies and PPS 7 support the re-use of buildings and do not prevent re-use, per se, of more modern buildings. Therefore it is considered that in principle the conversion of the existing dwelling to provide holiday let is acceptable.
- 6.3 Policies CTC13 and 14 of the Structure Plan, C36 of the Local Plan and the SPG require that the building is structurally sound, capable of conversion and would be able to accommodate the proposed use, without the need for extension or significant alteration. It is considered that the building is capable of conversion and the scheme does not incorporate extensions. There are two, mono-pitched roofed additions to the southern elevation of the building, which it is proposed to remove in the conversion scheme. It is considered that their removal would not be harmful to the character and appearance of the building. Amended plans have been requested that indicate the attached garage/store to the north of the building. The applicants have confirmed that this building would be retained. Predominantly the scheme utilises existing openings

and therefore it is considered that the proposal would retain the essential features of the building and its overall functional appearance.

- 6.4 The access to the site would be via the private access, either from the C1250 to the south, or from the B4521 to the north. Although the track is narrow and unmade it is considered that the minimal traffic movements that would be generated by the proposed use would not materially impact upon the safe use of the track, by vehicles or pedestrians. Equally the minimal increase in use would not have an adverse effect upon the use of the junctions with the classified roads to the north and south of the track. The Traffic Manager raises no objections.
- 6.5 It is considered that the submitted scheme would retain the existing character and appearance of the building. Furthermore a number of former agricultural buildings in the locality, some of which are listed, have been converted into residential accommodation. As such the proposal would not have a harmful impact upon the setting of the neighbouring listed buildings.
- 6.6 An ecological survey has been submitted with the application. This identified that whilst there was evidence of bat activity in the building, they used it for foraging and not roosting. It is considered that adequate provision for bats and birds can be made through the imposition of conditions to encourage continued use of the building post development.
- 6.7 There is a bungalow some five metres to the south of the building subject to the proposal, which is also within the applicants' ownership and shares an access. By reason of the high level windows in the southern elevation of the building and separation of the sites by the driveway it is considered that the proposal would not adversely impact upon privacy or amenity. None of the properties on the western side of the track directly face the application site. By virtue of the orientation of the buildings in relation to one another and their distance separation, it is considered that the proposal would not directly overlook the neighbouring properties nor unacceptably impinge upon privacy and residential amenity.
- 6.8 In conclusion it is considered that the proposal accords with national and local planning policies and none of the material planning considerations outweigh a decision being made in accordance with these policies.

RECOMMENDATION

That subject to the receipt of revised plans indicating the retention of the attached garage/store to the north of the building subject to this application the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

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 B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

4 B05 (Alterations made good)

Reason: To maintain the appearance of the building.

5 C04 (Details of window sections, eaves, verges and barge boards)

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

6 C05 (Details of external joinery finishes)

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

7 Prior to the commencement of development details of any proposed flues and vents shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the details so approved.

Reason:

8 E31 (Use as Holiday Accommodation)

Reason: The local planning authority are not prepared to allow the introduction of a separate unit of residential accommodation in this rural location.

9 No works or development shall take place until details of a scheme, including architectural drawings, for creation and implementation of bat and bird roosting opportunities has been submitted to and approved by Herefordshire Council. This should be based on and include all the measures set out within the ecological survey report by Rebecca Collins dated June 2004. This should include appropriate remedial treatment wood, appropriate lighting as well as the roosting provisions for birds and bats.

Reason: To create suitable roosting opportunities for a species listed in the UK and Herefordshire Biodiversity Action Plan.

Informatives:

1 NC02 - Warning against demolition

2 Work should be undertaken within the winter or spring months. When roofing works are to be undertaken roof tiles and other roof fittings are removed with care and by hand, in case undetected bats or nesting birds are present beneath them. Slates and tiles should be lifted rather than slid off. Similarly care should be taken when removing other loose fitting external fittings such as lintels and

door and window frames. Where deep crevices are present within the stonework or other surfaces and there is a chance that such crevices could contain bats or birds then these crevices should be searched with a touch for the presence of bats or birds immediately prior to filling or covering them up. Should bats or nesting birds be discovered at any time during the works then all work likely to affect bats and nesting birds should cease and English Nature informed immediately. Bats should be left in situ to disperse of their own accord unless in immediate danger of injury or death.

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

Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.