

6 DCSW2004/0500/F - CONVERSION OF REDUNDANT FARM BUILDING INTO 2 NO. HOLIDAY FLATS AT KERRY'S GATE FARM BUILDINGS, KERRY'S GATE, HEREFORD, HEREFORDSHIRE, HR2 0AH**For: Mr. E. J. Jenkins per Mr. E. Price, Moorcourt, Lyonshall, Kington, Herefordshire, HR5 3JZ****Date Received: 12th February, 2004 Ward: Golden Valley South Grid Ref: 39280, 33386****Expiry Date: 8th April, 2004**

Local Member: Councillor. J.B. Williams

1. Site Description and Proposal

- 1.1 The proposal site is on the eastern side of the Class III road (C1233) between Kerry's Gate Farm and McAlpine Cottages, where this road bends. The stone building has eaves height cartway door on the roadside under a corrugated sheeted roof. There is a modern lean-to that wraps itself around the northern end of the building close to the only gate that serves as access to the building. This gateway access is intended to serve the two proposed holiday units.
- 1.2 Ferndale Cottage has a flank gable wall that comprises part of the southern boundary of the site.
- 1.3 The stone building is sub-divided by a 450 mm thick stone wall that provides the natural boundary between the two proposed holiday units. Barn A in the southern portion has two intact trusses. This unit of accommodation will have 3 bedrooms on the first floor accessed via a stair-well adjacent to the roadside cartway opening that will be partly glazed. It is proposed to reduce the ground level inside the building by 225mm.
- 1.4 The second unit (Barn B) is 0.8 metres narrower than Barn A (Barn A is 5.8 metres wide), both barns being about identical in length at 9.3 metres. The overall height of the building is between 6.1 and 6.2 metres to the ridge. The northern unit has two bedrooms on the first floor. Openings are provided in the east elevation between timber framing at first floor level and beneath what is presently open with the exception of a central stone pillar.
- 1.5 The determination of the application has been protracted by discussion relating to the originally submitted scheme and the need to ensure that excavation in the southern-most barn was feasible without undermining the structural integrity of the original building.

2. Policies**2.1 Planning Policy Guidance**

PPS.7 - Sustainable Development in Rural Areas

2.2 Hereford and Worcester County Structure Plan

- Policy H20 - Housing in Rural Areas
- Policy CTC2 - Area of Great Landscape Value

2.3 South Herefordshire District Local Plan

- Policy GD1 - General Development Criteria
- Policy C1 - Development Within Open Countryside
- Policy C8 - Development Within Area of Great Landscape Value
- Policy C36 - Re-use and Adaptation of Rural Buildings
- Policy C37 - Conversion of Rural Buildings to Residential Use

3. Planning History

- 3.1 No relevant history identified.

4. Consultation Summary

Statutory Consultations

- 4.1 The Environment Agency recommend that conditions are attached to any grant of planning permission.

Internal Council Advice

- 4.2 Traffic Manager recommends that conditions be imposed if planning permission is granted.
- 4.3 Head of Conservation – originally had concerns relating to the position of a gable end door, extent of fenestration and excavating the ground floor in the southern-most unit. However, following the receipt of revised plans and confirmation that excavation is feasible, supports the application.

5. Representations

- 5.1 The Parish Council's observations are as follows:

"Councillors considered that there was no justification in seeking alternative uses in this residential area and provided that the construction materials used were sympathetic with the existing building then Councillors could see no good reason to object to this application. Councillors therefore recommend that the proposed application be approved."

- 5.2 Two letters of objection have been received from:

A.W. and P.J. Hartland, Ferndale, Kerrys Gate HR2 0AH
Mr. M. Ewins, Macalpine Cottage, Kerrys Gate HR2 0AH

- any development should respect the 400 year old barn
- provision of roadside window in place of doors intrude into our privacy, an unfair burden

- courtyard overlooks my sitting room
- noise from holidaymakers
- not clear if there are one or two accesses overlooking my sitting room as will end gable door
- prefer permanent use, not constant comings and going of people you do not know. A security risk also.
- devalues my property
- birds nesting in barn have disappeared.

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 There are considered to be two main issues relating to the proposal, one is the principle of converting the barns and the means of achieving this. The second one relates to the impact it would have on residents in the locality.
- 6.2 There is encouragement for the conversion of suitable buildings for residential use not only in the development plan, the South Herefordshire District Local Plan and Hereford and Worcester County Structure Plan but also in Government advice contained in PPS.7. Normally, proposals for conversion relate to full term occupation, and they need to be marketed as to whether or not they could not be used for cases such as holiday and or a business use that has greater benefits for the local economy. This requirement is set out in Policy C37 contained in the South Herefordshire District Local Plan. In this instance the proposal area is for holiday purposes in a building that appears to be structurally sound, and one that contributes significantly to the landscape of this part of the Area of Great Landscape Value.
- 6.3 The roadside elevation maintains the essential character of the building given that only 4 window slits are proposed, together with the partial glazing of two cartway entrance from ground level up to the eaves. On the east elevation away from the roadside, glazed areas are introduced into gaps in timber framing and again in doorways and into existing open areas. Also, with further negotiations, an internal stone partition wall has been retained in the northern-most barn together with the removal of a proposed doorway in the south elevation gable, and more boarding and less glazing in the smaller unit. This has resulted in the building retaining more of its existing architectural integrity than originally proposed. The excavation of the ground level in the larger unit has been the subject of some discussion. However, further investigation and the involvement of the Building Control Section has established that excavation of 225mm is feasible given that the external ground level has been built up over the years.
- 6.4 The second issue relates to the impact that the use of these buildings together with the introduction of new glazed openings would have on the amenity of residents in the vicinity of the site. Whilst it can be recognised that there would be a change in the occupation to two holiday units, this could not alone be sustainable grounds for refusing the application. The control of how the boundary and grassed area to the east of the boundary are used would be a matter for the landlord/owner of the two holiday units. The distance from the southern unit to the nearest dwelling, i.e. Ferndale, is 13 metres and this is at an angle to secondary windows in the northern gable of Ferndale. Therefore, it is considered that there is no direct overlooking.

- 6.5 The glazed roadside openings providing light to the staircase for the southern most unit. The ground floor glazing does not permit any opportunity for looking west and north-westward from the stairwell, however Macapline Cottage is at least 13/14 metres away and at an oblique angle and across a public highway. Therefore, an invasion of privacy could not be reasonably sustained.
- 6.6 The proposal can be supported as it complies with Policies C36, C37 in South Herefordshire District Local Plan and Policies H16A and CTC14 contained in the Hereford and Worcester County Structure Plan. A safe access can also be provided.

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 A07 (Development in accordance with approved plans)

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3 Details of finish and materials to all weather boarding and joinery shall be the subject of the prior written approval of the local planning authority before any development commences on site.

Reason: In the interest of protecting the amenity of this building of historical and architectural interest.

4 E16 (Removal of permitted development rights)

Reason: In the interest of protecting the amenity of this building of historical and architectural interest.

5 E31 (Use as holiday accommodation)

Reason: In order to define the terms to which the application relates.

6 F17 (Scheme of foul drainage disposal)

Reason: In order to ensure that satisfactory drainage arrangements are provided.

7 H03 (Visibility splays)

Reason: In the interests of highway safety.

8 H05 (Access gates)

Reason: In the interests of highway safety.

9 H12 (Parking and turning - single house)

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

Informatives:

- 1 HN01 - Mud on highway**
- 2 HN04 - Private apparatus within highway**
- 3 HN05 - Works within the highway**
- 4 N15 - Reason(s) for the Grant of Planning Permission.**

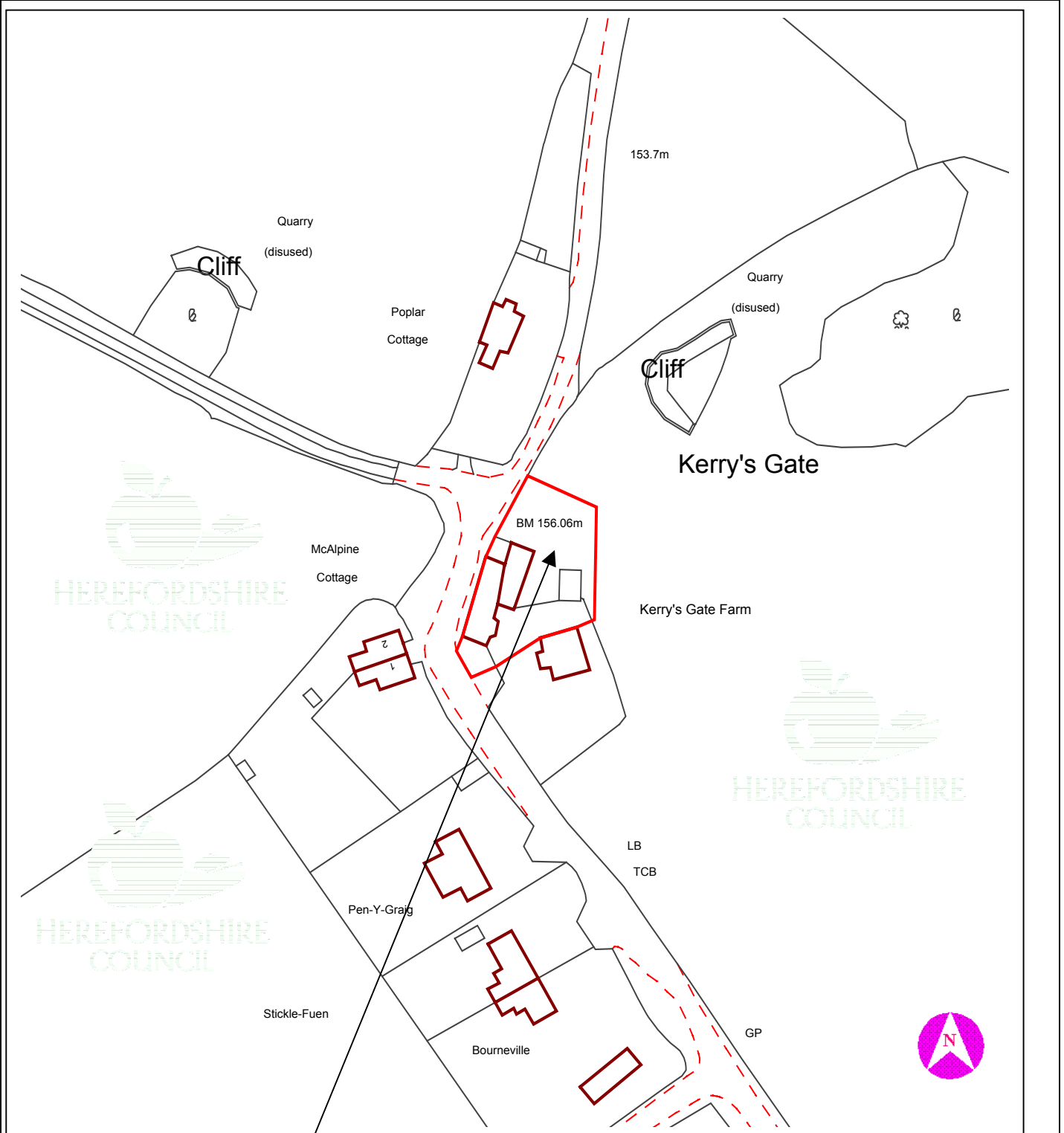
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSW2004/0500/F

SCALE : 1 : 1250

SITE ADDRESS : Kerry's Gate Farm Buildings, Kerry's Gate, Hereford, Herefordshire, HR2 0AH

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