10 DCSW2003/1361/F - PROPOSED CHANGE OF USE OF AGRICULTURAL BUILDINGS TO DOMESTIC USE, UPPER FARM HOUSE, BREDWARDINE, HEREFORD

For: J Whittal per Mr E Price, Moorcourt, Lyonshall, Kington, Herefordshire, HR5 3JZ

Date Received: 7th May 2003 Ward: Golden Valley North Grid Ref: 3308 4426

Expiry Date: 2nd July 2003

Local Member: Councillor N. J. J. Davies

1. Site Description and Proposal

- 1.1 The building the subject of this application is reached off an unadopted, partly stoned track that leads south-eastward and up hill from the eastern side of the Red Lion. This track passes the south-eastern side of the village hall. The distance from the main highway to the building is approximately 220 metres.
- 1.2 A Grade II listed barn is approximately 15 metres to the west of the building the subject of this proposal. This listed barn has the benefit of planning permission into a single dwelling house granted in 1994. The outbuilding was described as being used for garaging for 2 cars on the approved plans for the dwelling.
- 1.3 This outbuilding is aligned approximately north to south. It is 12.25 metres long (i.e. measuring from north to south). The original stone structure is 5.6 metres wide. There is a modern lean-to element on the western side, i.e. facing the listed barn that is 3.75 metres wide. The eastern wall is of fairly sound construction, as are the northern and southern end walls. There is only a length of wall 3.9 metres long just off centre on the western side of the stone structure.
- 1.4 There are two mono-pitch roofs that overlap slightly on the western side of the stone structure. It is 3.45 metres at the highest, sloping down to 3 metres on the eastern side of the stone structure, this is the same height for the roof eaves supported by posts.
- 1.5 It is proposed to create a new dwelling utilising the footprint of the existing remains of the stone building and the open structure on the western end. The dwelling will be 9.4 metres wide and 12.2 metres in length. The non-stoned walled areas on the north and south elevations will be glazed from the floor and in line to the top of the eaves. A new cavity wall will be created on the western elevation, currently open. It will be rendered. A new first floor will be created comprising two bedrooms and a bathroom. The gable ends above eaves level will be boarded and have 3-light windows installed in each gable. The ridge height will be 7.5 metres.

2. Policies

2.1 Planning Policy Guidance

PPG.7 - The Countryside: Environmental Quality and Economic And Social Development

2.2 Hereford and Worcester County Structure Plan

Policy CTC.9 - Development Criteria

Policy CTC.13 - Buildings of Special Architectural or Historical Interest Policy CTC.14 - Criteria for the Conversion of Buildings in Rural Areas

2.3 South Herefordshire District Local Plan

Policy GD.1 - General Development Criteria Policy C.29 - Setting of a Listed Building

Policy C.36 - Re-use and Adaptation of Rural Buildings

Policy C.37 - Conversion of Rural Buildings to Residential Use

Policy C.1 - Development within the Open Countryside

Policy SH.24 - Conversion of Rural Buildings
Policy SH.11 - Housing in the Countryside

3. Planning History

3.1 SH940171PF Conversion of timber framed barn to - Approved 29.06.94

dwelling house

SW2003/0688/F Change of use of agricultural buildings - Refused 29.04.03

to domestic use

4. Consultation Summary

4.1 No representations have been received.

5. Representations

- 5.1 Bredwardine Parish Council has no objections.
- 5.2 One letter of representation has been received from:

Mr. A. & Mrs. S. Stone, Damsons, Bredwardine Mr. M. Blythe, Halcyon Vista, Bredwardine

The following main points are raised:

- our houses are not shown on site plan submitted
- Upper Farm House, gives no indication of site
- barn sympathetically treated visible in landscape, attractive element in landscape, visible from many footpaths and adjacent hills
- dilapidated, partly overgrown building, only 3.5 metres high, does not detract significantly from aspect of barn
- ridge height will more than double to 7.5 metres, makes it more visible. In effect new building, should be kept in keeping with barn
- site access constructed (3.5 metres narrow unsurfaced sunken lane) also used by agricultural machinery
- access road also well used footpath to Arthur's Stone
- as neither building on site is occupied not aware that site is inside village envelope. Assume no further development near this site would be permitted
- not objecting to proposal as such, but hope that no untoward effects result.

The full text of this letter 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 site is in the open countryside where planning permission for new housing is not normally granted. One exception to this restriction is where the proposal is for the reuse and adaptation of a rural building. The existing dwelling at the site was created under this policy context following a permission in 1994.
- 6.2 There are criteria, as stated in Local Plan Policies C.36 and C.37, against which individual buildings and the detailed proposals for their conversion are considered. The building must be structurally sound, capable for conversion and be a bona fide conversion scheme and not require extensive reconstruction or extensions and adaptations incompatible with the building.
- 6.3 In this case the building concerned is incomplete and of no architectural merit. It is not a building that it is considered appropriate to convert to a new dwelling. There are remnants of an older building but this has clearly been altered over time and part is a modern lean-to. In addition, even if the building were considered worthy of retention, the scheme does not respect the character of the structure and involves significant new work to create effectively a two-storey structure. This proposal is clearly contrary to planning policy and there is no justification in this case for the creation of a new dwelling in the open countryside.
- 6.4 The existing converted barn is a Listed Building. A conversion of this curtilage building in the manner proposed would have a harmful impact and detract from the setting of the Listed Building.

RECOMMENDATION

That planning permission be refused for the following reason:

1. The proposed new dwelling does not constitute a bona fide conversion scheme as established by local and national planning policies and therefore it is contrary to the provisions of Policies C.1, C.36, C.37, SH.11, SH.24 contained in the South Herefordshire District Local Plan and Hereford and Worcester County Structure Plan Policies H.20, CTC.13 and CTC.14 and, as augmented by planning advice contained in the Council's Supplementary Planning Guidance and in PPG.7 and in addition the development would detract from the setting of the listed barn and therefore Policies CTC.13 contained in the Hereford and Worcester County Structure Plan and Policy C.29 contained in the South Herefordshire District Local Plan.

Decision:	 	 	
Notes:	 	 	

Background Papers

Internal departmental consultation replies.