



## 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 dwelling house - Approved 29.06.94
- SW2003/0688/F Change of use of agricultural buildings to domestic use - Refused 29.04.03

## 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 re-use 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: .....

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**Background Papers**

Internal departmental consultation replies.