

11 DCSW2006/2441/F - CONVERSION OF BARN TO FORM ANCILLARY LIVING ACCOMMODATION TO MAIN DWELLING AND FOR OCCASIONAL LETTING PURPOSES, THE GARN FARM, CLODOCK, LONGTOWN, HEREFORDSHIRE, HR2 0PE.

For: Mr. & Mrs. Biggs per Mr. R.B. Pipe, Pipedream, Bridgend Lane, Bucknell, Shropshire, SY7 0AL.

Date Received: 26th July, 2006

**Ward: Golden Valley
South**

Grid Ref: 33154, 26876

Expiry Date: 20th September, 2006

Local Member: Councillor J.B. Williams

1. Site Description and Proposal

- 1.1 The application site is reached off the eastern side of the classified road (C1218) that leads south-eastwards from Clodock towards Walterstone skirting the eastern valley side of the River Monnow. The access point serving the application site is approximately half way between Lower Hunthouse Farm further to the south and the south-eastern fringe of Clodock. The concrete strip access road inclines steeply past a property on the northern side of the track, before heading south-eastwards towards The Garn which comprises a stone faced farmhouse and parallel to it a single storey building between 10 and 11 metres away. It is proposed to convert approximately three-quarters of the building into ancillary accommodation.
- 1.2 The stone building the subject of this application steps down the valley side, the existing corrugated sheet main element being 5.8 metres at its highest and 4.2 metres at its lowest. The corrugated sheeted roof will be replaced with slates matching those used on the farmhouse.
- 1.3 A smaller element on the top side will provide the kitchen, and in the already concrete floored main barn, 11.3 metres long and 6 metres wide, one bedroom, a bathroom, dining area and lounge will be provided. The down slope element will continue to be used in association with the working of the farm. The wagonway openings will be glazed on both sides of the building and new windows introduced into existing horizontal timber infilling either side of the wagonway doors. Parking will be provided informally as at present to the north-west of the farmhouse.

2. Policies

2.1 South Herefordshire District Local Plan

Policy GD.1	-	General Development Criteria
Policy C.1	-	Development within Open Countryside
Policy C.8	-	Development within Area of Great Landscape Value
Policy SH.11	-	Housing in the Countryside
Policy C.36	-	Re-use and Adaptation of Rural Buildings
Policy C.37	-	Conversion of Rural Buildings to Residential Use

2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

- Policy H.7 - Housing in the Countryside outside Settlements
- Policy HBA.12 - Re-use of Rural Buildings
- Policy H.14 - Re-using Previously Developed Land and Buildings

3. Planning History

- 3.1 DCSW2005/4156/F Single storey extension - Approved 02.02.06

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Traffic Manager recommends that one parking space be dedicated to the residential unit.
- 4.3 Conservation Manager states that further details are required for finishes, type of slates proposed and cills.

5. Representations

- 5.1 Longtown Group Parish Council has no objection.
- 5.2 One letter of representation has been received from:

Mrs. G. Prosser, Lower Garn, Clodock, HR2 0PE

The following main points are:

- site served by narrow farm track crosses our farm land, also used by three other properties
- danger to elderly, children and animals, including horses and riders
- track only approximately 8 feet wide, deep ditches either side.

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. Officer's Appraisal

- 6.1 The main issues are considered to be the merits of the scheme itself, with regard to policies in the South Herefordshire District Local Plan and emerging Unitary Development Plan, and the impact that the development would have on other users of the right of way serving the site, two mobile homes and a property further to the north-west of The Garn.
- 6.2 The barn retains many of its original features, including trusses in the main barn. The new openings utilise existing openings apart from an additional window serving the

proposed kitchen. This is a sympathetic scheme for a building that is being used for storage purposes presently. Planning permission was granted earlier this year for a single-storey extension providing the ancillary accommodation that the applicants were seeking for their extended family. In the event that planning permission is granted that planning permission would need to be made the subject of a planning condition superseding it on implementation of the current proposal. The farmhouse has not otherwise been extended. Therefore, the proposal satisfies the policies for the conversion of rural buildings contained in the South Herefordshire District Local Plan and the emerging Unitary Development Plan. The proposal not only sympathetically utilises a building that is capable of conversion, it also retains the character and amenity of the original farmhouse.

- 6.3 The second issue relates to the means of access to Garn Farm. The driveway is steep and until recently would have been difficult travelling up, however a third party has provided a good consolidated surface of trackways which serves not only the objector's property but also Garn Farm and two other properties. It is not considered that the additional traffic for a one bedroom ancillary unit would generate such traffic over and above that generated presently, given that the farmhouse has 5 bedrooms and the future occupant of the barn lives in the dwelling with her family, such that planning permission could be reasonably withheld. It is also a working farm which is gated adjoining the objector's property thereby slowing traffic. It would also be ill advised for motorists to negotiate the track incautiously. Therefore it is not considered that there are sufficient grounds for withholding planning permission for reasons of potential conflict of users of this trackway. The application can be supported subject to conditions relating to the use of materials, and superseding the extant planning permission.

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. B01 (Samples of external materials)**

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

- 3. C02 (Approval of details)**

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

- 4. 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.

- 5. A12 (Implementation of one permission only)**

Reason: To prevent over development of the site.

Informative(s):

1. **N19 - Avoidance of doubt**
2. **N15 - Reason(s) for the Grant of Planning Permission**

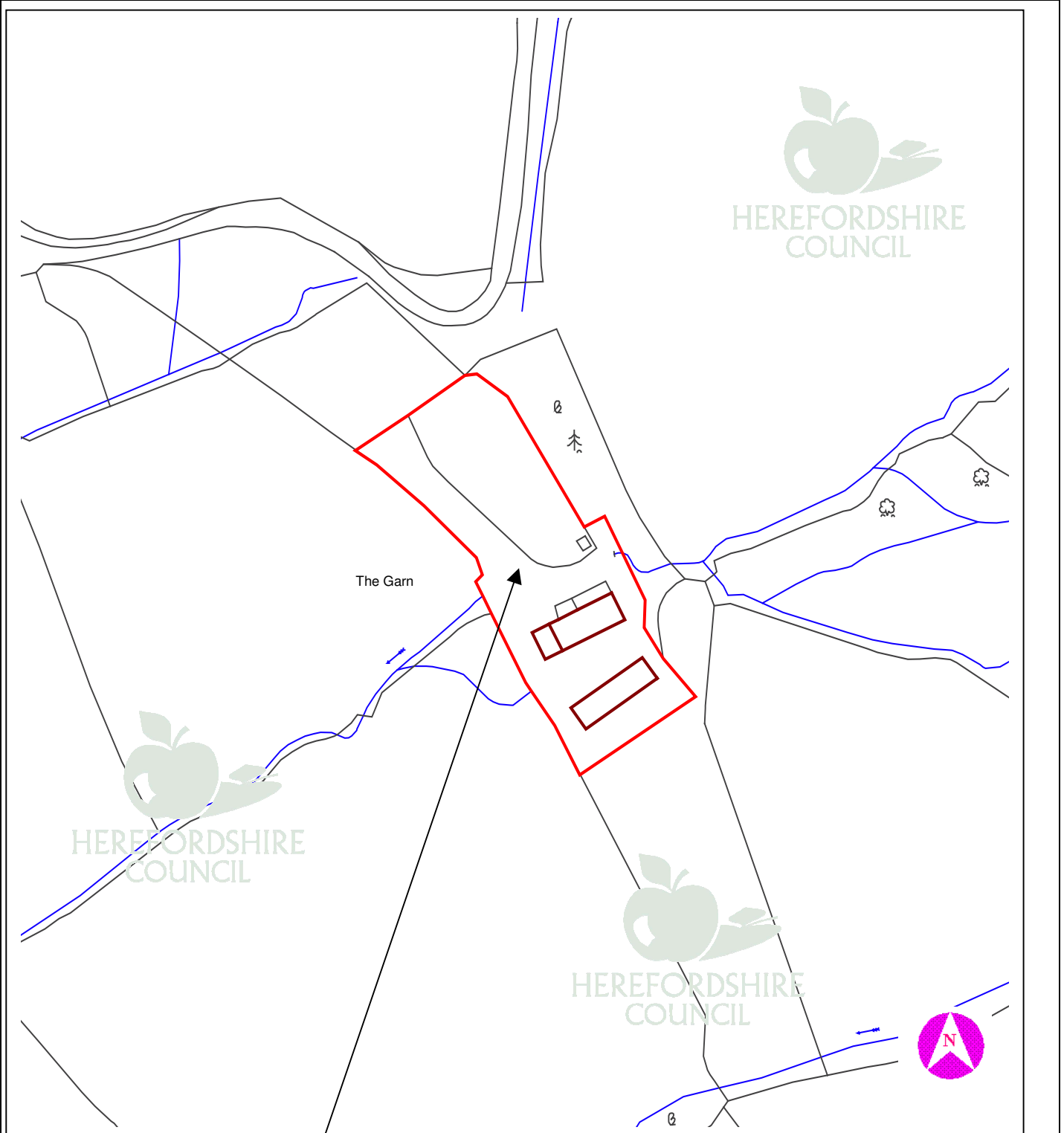
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSW2006/2441/F

SCALE : 1 : 1250

SITE ADDRESS : The Garn Farm, Clodock, Longtown, Herefordshire, HR2 0PE

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