

# DELEGATED DECISION REPORT

## APPLICATION NUMBER 222278

Threshing Barn at The Porch, Glewstone, Ross-On-Wye, HR9 6AS

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**CASE OFFICER:** Mr Joshua Evans

**Relevant Development  
Plan Policies:**

**Herefordshire Local Plan – Core Strategy Policies:**

SS1 - Presumption in Favour of Sustainable Development  
SS6 - Environmental quality and local distinctiveness  
RA5 – Re-use of rural buildings  
LD1 - Landscape and Townscape  
LD2 - Biodiversity and Geodiversity  
LD4 – Historic Environment and heritage assets  
SD1 - Sustainable Design and Energy Efficiency

**National Planning Policy Framework (NPPF)**

Chapter 2 – Achieving sustainable development  
Chapter 11 – Making effective use of land  
Chapter 12 – Achieving well-designed places

**Relevant Site History:** DCH982943/F- Conversion of Barn- Approved with Conditions

### CONSULTATIONS

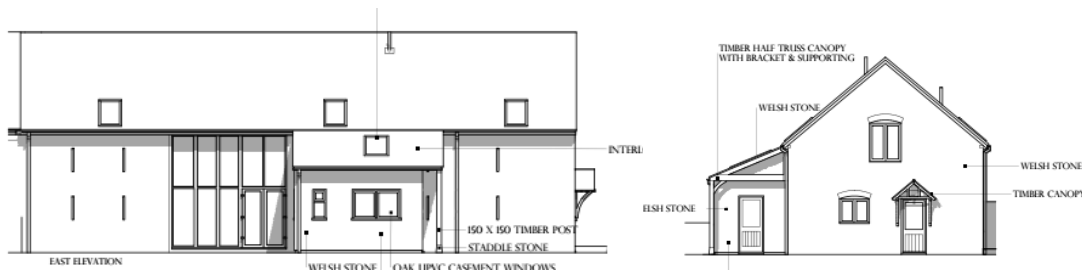
	Consulted	No Response	No objection	Qualified Comment	Object
Marstow Parish Council	X	X			
Site Notice	X	X			
Local Member	X		X		

### PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The Threshing Barn sits to the North East of Porch Farm adjacent to the A4137 between Glewstone (North) and Pencraig (South). The property is a converted threshing barn approved under DCH982943/F for two dwellings. The property does not retain its Permitted Development Rights in line with condition 6 of DCH982943/F. The site slopes from the West to the East with the relief of the land being 7 metres higher on the A4137 than to the rear of the site.

The proposal is for a single storey extension to the rear elevation with a mono-pitched roof with a total footprint of 11.8 square metres (2.7 metres in width, 4.4 metres in length) and 3.8 metres in height (2.7 eaves).



### Representations:

Marstow Parish Council: No Response

Site Notice: No Response

Local Member: No redirection request made

Pre-application discussion: None Sought

### Constraints:

Area of Outstanding Natural Beauty- Wye Valley

Aquifer Secondary A

SSSI Impact Zone

Surface Water- Nearby

Grade II Listed Building- Nearby

### Appraisal:

*Policy context and Principle of Development*

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states as follows:

*"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."*

In this instance the adopted development plan is the Herefordshire Local Plan – Core Strategy (CS). The National Planning Policy Framework 2019, which itself is a significant material consideration

The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) (the 2012 Regulations) and paragraph 33 of the National Planning Policy Framework requires a review of local plans be undertaken at least every five years in order to determine whether the plan policies and spatial development strategy are in need of updating, and should then be updated as necessary. The Herefordshire Local Plan Core Strategy was adopted on 15 October 2015 and a review was required to be completed before 15 October 2020. The decision to review the Core Strategy was made on 9th November 2020. The level of consistency of the policies in the local plan with the NPPF will be taken into account by the Council in deciding any application

In this case, the policies relevant to the determination of this application have been reviewed and are considered to remain entirely consistent with the NPPF and as such can be afforded significant weight.

### **Scale, Design and Appearance**

The principle of extensions and alterations to existing lawful dwellings and new outbuildings within their curtilages is accepted in general terms by the policies found within the development plan. For this

application, the principle of development is acceptable subject to the scale, design and siting of the structure respecting the agricultural origins of the host dwelling and its historic context, as well as ensuring that there would be no unacceptable impact on any neighbours' amenity.

Historically, and quite consistently, the Council has recognised that application of Policies SS6 and SD1 without consideration of Policy RA5 could lead to the approval of large extensions that damage the appearance of the countryside and the intrinsic character of the buildings concerned. Decisions have given appropriate weight to the impact on the character of the building, with recognition of its use prior to conversion. Moreover, with the revisions to the NPPF, which include increased emphasis on good design and conserving the intrinsic character and beauty of the countryside, the impact of the proposed works, in terms of character and appearance, can be given more weight.

Policy RA5 of the Core Strategy reflects the need to conserve farmstead character, and the quality of the wider rural landscape. It requires that buildings are capable of accommodating the use without substantial alteration or extension, ancillary buildings, areas of hardstanding or development, which individually or taken together would adversely affect the character or appearance of the building or have a detrimental impact on its landscape setting.

The NPPF does not explicitly refer to the design of barn conversions but places significant emphasis on good design and the creation of high quality, beautiful and sustainable places. Paragraph 130 states that developments should respond to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation. Moreover, paragraph 134 states that development that is not well designed should be refused.

Paragraph 126 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities

Policy LD1 is of relevance to this proposal, and requires that proposals demonstrate that the character of the landscape and townscape has positively influenced the design scale, nature and site selection of the development. The proposal is considered against Policy SD1 of the Core Strategy, which relates to the design of new buildings including garages. The policy states that proposals should be designed to maintain local distinctiveness through detailing and materials, respecting scale, height, and proportions and massing of surrounding development.

Policy LD4 states that proposals affecting heritage assets should conserve, and where possible enhance the asset and their settings through appropriate management, uses and sympathetic design.

The proposed extension would fail to ensure that the agrarian character of the host dwelling and its rural setting are respected. The proposed additional extension to the rear elevation does not account for the agrarian character of the host dwelling and would adversely alter the character of the host dwelling as it would introduce an overly domestic feature to this agrarian property. The design does not account nor replicate the roof slope for character of the existing barn. It is recognised that the proposal would be well screened by the existing building and the topography of the site. It is however not considered that the proposed design would be sympathetic nor would positively contribute to the character of the landscape nor the property. It is therefore considered that that the proposal would not be compliant with the development plan with regard to scale, design and appearance.

**Residential Amenity**

Policy SD1 states that development must safeguard the amenity of existing and proposed residents in terms of overlooking, overshadowing and overbearing.

It is considered that the proposal would have no adverse impact upon the residential amenity of the adjacent property owing to the scale, and location of the property with a large curtilage and no additional windows facing into the adjacent property. It is also considered that the ridge height of the property would not result in adverse impact upon the quality of light received by the adjacent property nor would result in adverse impacts resulting from overshadowing nor overbearing.

**Ecology**

CS Policy LD2 states that development proposals should conserve, restore and enhance the biodiversity and geodiversity assets of the district. No vegetation removal is proposed, the works are confined to within an existing domestic curtilage and the extensions relate to a habitable building where bat roosting potential is likely to be nil.

**Conclusion**

The local member has been updated via email and has not offered any objections to the recommendation. In light of the appraisal the application is recommended for refusal as the proposal is considered not to accord with the development plan. It is considered that the proposed extension would damage the appearance of the countryside and the intrinsic character of the building concerned. The proposed works would domesticate the original rural character and form of the threshing barn. Accordingly, the proposal is contrary to Policies SS6, SD1, LD4 and RA5 of the Herefordshire Local Plan – Core Strategy and paragraphs 126, 130, and 134 of the National Planning Policy Framework.

**RECOMMENDATION:**    **REFUSE**    ☒

**REASON FOR REFUSAL:**

*(please note any variations to standard conditions)*

It is considered that the construction of the extension would represent an overly domestic feature which would be out of keeping and alien to agrarian character of this converted building, contrary to policies SS6, RA5, LD4 and SD1, LD4 of the Herefordshire Local Plan- Core Strategy and the National Planning Policy Framework.

**Informatives****1. IP5**

Signed: *Joshua Evans*

Dated: 29 August 2022

**TEAM LEADER'S COMMENTS:**

**DECISION:**

**PERMIT**

☐

**REFUSE**

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Signed: ..... Dated: 30 August 2022 .....

Is any redaction required before publication?    No