

DELEGATED DECISION REPORT

APPLICATION NUMBER

173323

Pear Tree Barn, Bullinghope, Hereford, HR2 8EB

CASE OFFICER: Mr Fernando Barber-Martinez

DATE OF SITE VISIT:28/9/2017.....

Relevant Development Plan Policies: National Planning Policy Framework.

Herefordshire Local Plan: Core Strategy Policies SD1, LD1, LD4, MT1.

Adopted NDP Policies CH1, CH2 (design and transport: bullet point 2 and 4), CH4 (landscape).

Relevant Site History:

None recent.

SH961283PF Permitted Development Rights withdrawn

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	x	x			
Historic England	x	x			
Building Conservation Officer	x			x	
Neighbour letter/ Site Notice	x	x			
Local Member	x			x	

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The site comprises a curtilage listed farm building conversion in between a more recent dwelling in the older part of Bullinghope – south of Hereford city, in pleasant surroundings.

The proposal comprises:-

- Installation of rooflight windows (on west roof plane);
- Re-instate doors into original locations (currently windows).
- Conversion of garage to utility room and pantry.
- Four full height windows in lieu of smaller openings on 'front elevation';
- Change garage doors to become the main front entrance. Paint external windows and doors.
- Dwg 00106_A: (east elevation): Three rooflights, 4 times floor to ceiling glazing in lieu of present features).
- Dwg 00110_A: (south facing elevation): Three new rooflights in addition to the two existing.

Representations:

Cllr Johnson: No objection to refusal following discussion with case officer (10/11/2017).

Grafton Parish Council: No response.

Historic England: Thank you for your letter of 20 September 2017 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Building Conservation Officer: Further information is required to assess this proposal properly.

Pear Tree Barn is detailed on the earliest Ordnance Survey mapping; as such, it is considered to be a heritage asset.

Paragraph 128 of the NPPF advises Local Planning Authorities to request a Heritage Statement for developments that affect heritage assets. The aim of the document is to assess the significance of existing fabric, what contribution the building makes to its wider setting, and ultimately, what impact the proposal would have on any identified significance. The statement should be illustrated with photographs of the relevant features/areas, such as brickwork, walls, doors, windows, roof pitches, and any decorative fabric.

Elevational drawings, at 1:50 scale, should also be supplied for any areas affected by the proposal.

Pre-application discussion:

163461: Mr Barber-Martinez. Concern expressed in that smaller conservation style roof lights should be considered. This did not include advice on other aspects of the later submitted planning application.

Constraints:

Curtilage Grade II listed.

Appraisal:

Permitted development rights have been withdrawn on this curtilage listed conversion in order to retain the character of the original building in its context.

Pre-application advice was given on the introduction of roof lights- the advice being that should be small and of 'conservation' style. The present proposal adds new elements over and above detailed in the advice given.

The cumulative changes to the building (by virtue of the window openings to full height, substantial large roof lights to the 'front' east elevation, and on the south elevation roof plane facing the highway to the south, result in adverse design changes to the appearance of the building. This is contrary to the aims of Policy SD1 (bullet point 6) and LD4 of the Herefordshire Local Plan: Core Strategy – in that the distinctive features of the converted building are not safeguarded.

No highway concerns arise here despite the loss of a garage space- there is a driveway to the frontage of the site.

The three additional roof lights on the south elevation looking towards to the approach road would introduce overlooking of the neighbours front garden although this would not be adverse given the existence of two existing roof lights.

RECOMMENDATION: **PERMIT** ☐ **REFUSE** ☒

CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:

(please note any variations to standard conditions)

1. The cumulative changes to the building (by virtue of the window openings to full height, large roof lights to the east elevation and south elevation roof plane, result in adverse changes to the character and appearance of the building. This is contrary to the aims of Policy SD1 and LD4 of the Herefordshire Local Plan: Core Strategy and Policy CH2 of the Callow and Haywood Neighbourhood Development Plan in that the distinctive features of the converted building are not safeguarded.

Informatives

1. PP4 (way forward).

Signed: FBM Dated: ...10/11/2017.....

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☐

REFUSE

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Signed:



..... Dated: 10 November 2017