

DELEGATED DECISION REPORT

APPLICATION NUMBER

190551

The Barn, Garrenhill Road, Llangarron, Ross-On-Wye, HR9 6NR

CASE OFFICER: Mr Simon Withers

DATE OF SITE VISIT: 8 March 209 (previous officer). I re-visited in July 2019...

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

RA3, RA5, LD1, LD2, LD4, SD1, SD3, SD4

Llangarron Neighbourhood Development Plan is at the Regulation 14 draft plan stage.

NPPF

Relevant Site History: DCSE2006/2778/FH – New garage, alterations to provide stabling and create office. Approved

SH89695PF & SH89696LA – Conversion to create dwelling.
Approved

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X		X		
Historic Buildings Officer	X				X
Historic England	X		X		
Press/ Site Notice	X		X 3		
Local Member	X		X		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The Barn is located on the northern side of the Garrenhill Road and occupies a set back position behind two existing outbuildings. It lies on the north eastern edge of a complex of

former agricultural buildings associated with Langstone Court Farm. The main farm complex is Grade II* listed with converted buildings (Former Stables and Cart Shed being Grade II listed).

To the west of The Barn are modern agricultural buildings and there is a 2 metre high solid closeboarded fence providing a screen from these.

To the north of the property is agricultural land which drops away to the Garren Brook before rising again

The Barn is unlisted and is single storey and was converted pursuant to permissions granted in 1989.

The proposal is for a single storey contemporary garden room extension on the north elevation of the converted building. The design of the extension has been amended following advice from the Building Conservation Officer – principally the reduction in height of the “linking structure”. Otherwise the scheme remains largely the same – a contemporary single storey flat roofed structure with a combination of matching stonework and glazing. A side elevation showing the matching walled part of the proposed extension and the proposed rear elevation is below:



Representations:

BCO comments (on revised scheme provided on 4.7.19)

Thank you for the revised drawing you sent through following our last telephone conversation.

The reduced width is an improvement, but I am conscious that the minimalist detail of the door as illustrated may be lost in translation when it comes to actually specifying a door. Whilst I would normally be happy to deal with details like this via condition I feel that as this is at the heart of heritage concerns and it should be something we try to establish definitively before I provide my recommendations.

If you can provide details of a frameless door solution, as indicated in the elevation, which would truly constitute a visual break, I would be happy to consider that as a compromise solution.

Another option which occurred to me, and would facilitate a full width opening, was to build a stone screen which, when viewed from the south east, would read as part of a continuous wall whilst enabling direct access through to the garden area (see attached), but this would not provide the visual break which appears to be a key component of your design philosophy.

No other objections received -3 letters of support from local residents and the Ward Cllr confirmed agreement to a delegated decision by email 1.8.19

Pre-application discussion:

182900/CE – the principle of a well executed extension of simple agricultural form broadly supported

Constraints:

Setting of Grade II* and II buildings
SSSI Impact Zone

Appraisal:

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). It is also noted that the site falls within the Llangarron Neighbourhood Area, where the Plan is at Regulation 14 drafting stage. At this time these policies can only be afforded very limited weight as set out in paragraph 48 of the National Planning Policy Framework 2019, which itself is a significant material consideration.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 establishes a legal duty to have special regard to the desirability of preserving the character and setting of heritage assets.

In principle, the extension of a converted agricultural building is not wholly unacceptable but one must have regard for the aims of CS policy RA5, which at the point of permission being granted do require the building to be capable of accommodating the proposed use without the need for substantial alteration or extension.

In this sense the policy does allow for some changes at the point of conversion being approved but there is no finite control over this in policy terms although the removal of permitted development rights ensures that this can be exercised appropriately in future.

In this case, the key consideration must be the impact of the proposed extension upon the character of the unlisted heritage asset (The Barn) and in turn the wider effect upon the setting of the higher status Grade II* and Grade II buildings with which it is historically associated. CS policy LD4 requires proposals to protect, conserve and where possible enhance heritage assets in a manner appropriate to the significance. CS policy SD1 which is more readily used to consider domestic extensions required new buildings to be designed to maintain local distinctiveness through incorporating local architectural detailing and materials and respecting scale, height, proportions and massing of surrounding development.

Visually the site is set away from the main group of buildings and is slightly elevated above the nearest (Langstone Stable) and benefits from a well established and mature planted screen. Langstone Court Farm and Langstone Court Barn lies at greater distance and across the Garrenhill Road. In this context, the secluded context of the garden at the rear of The Barn which lies behind a range of 2 existing outbuildings and a car port built to serve Langstone Stable is such that there is very little visual association with the listed buildings and in my view the impact of the proposed extension upon their setting is negligible - in my view their setting would be conserved and as such since I do not consider that harm arises, it is necessary to assess whether there are public benefits, as per the NPPF's heritage impacts test, in this case.

I conclude that the proposed extension to this outlying unlisted barn accords with the overriding requirements of CS policy LD4.

In relation to the more specific design related aspects of CS policy SD1, the extension of a simple rectangular single storey building presents a challenge and projecting the extension at right angles to this simple form is somewhat jarring. However, I am aware of the very limited visual impact of the proposal – I could not establish a single public view of the property from the surrounding road and footpath network as well as the later additional buildings that exist in this group and in this regard the juxtaposition does not result in any harm that would be experienced outside of the immediate context of the rear garden,

Furthermore the revised extension respects the scale of the converted building and now incorporates a reduced height to set against the eaves line. It incorporates a combination of matching stone and largely glazed sections that will both complement and contrast with the existing building in a manner that does respond to the requirements of CS policy SD1. The quality of the materials and glazing will be critical to the success of the extension and this is such that I recommend that conditions are attached to ensure appropriate control.

There are no wider landscape implications in my view with any longer distance views (although I couldn't find any with the trees and hedges in full leaf) being limited to brief glimpses where the extension would be seen as a lightweight structure against the backdrop of The Barn itself.

No protected species or surface water implications have been identified although a condition and informative are proposed and there are no issues concerning impacts upon residential amenity.

On balance, I am minded to support the proposal which represents an appropriately designed small extension which given its limited visual impact and subject to care with materials and glazing will respect the character of the original building.

RECOMMENDATION: PERMIT ☒ REFUSE ☐

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

(please note any variations to standard conditions)

C01

C06 (drawing nos 7389 –1–5A and 7389-1-6B

C13 (stone work, glazed walls and door)

CKK

CBK

Informatives

IP2

I33



Signed: Dated: ...5 August 2019.....

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

☐

Signed:  Dated: 7/8/19

