

HEREFORDSHIRE COUNCIL PLANNING SERVICES DEVELOPMENT CONTROL
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Design and Access Statement:

Proposed Conversion of Rural Buildings to Three Dwellings

Venns Green Farm ,
Sutton St. Nicholas.
Herefordshire. HR1 3DD

March 2015

1.0 Introduction

- 1.1 This document is submitted in association with a planning application to convert three rural buildings to three dwellings at Venns Green Farm, Venns Green, Nr. Sutton St. Nicholas Herefordshire. HR1 3DD.

2.0 Application Site and Locality.

- 2.1 This application relates to three detached buildings (known as the 'Hop Kilns', the 'Cow Shed' and the 'Milking Parlour') within the curtilage and setting of the Grade II listed farmhouse. By virtue of their age, historic function and proximity to this farmhouse these structures comprise Curtilage Listed Buildings. Therefore, under the provisions of the National Planning Policy Framework (the Framework) the subject buildings and the farmhouse comprise 'designated heritage assets'.
- 2.2 This building group lies in proximity to a string of loosely-connected residential properties that front a country lane.
- 2.3 A more comprehensive description of the subject buildings and their significance is provided in the submitted Heritage Statement.

3.0 Proposed development

- 3.1 It is proposed to convert the existing outbuildings to the farmhouse as three dwellings. The proposal entails the removal of an unattractive metal structure attached to the rear of the farmhouse and unattractive barn that stands close to the road frontage. This application also encompasses works previously undertaken and proposed works to the Hop Kilns and Cow Shed.
- 3.2 All three dwellings would have their own car parking and garden areas and would be served from an existing common vehicular access. The

farmhouse would continue to be served by an independent vehicular access and parking area to the west.

4.0 Area Analysis.

- 4.1 The unattractive metal pole barn dominates the approach to this building group from along the lane although as one passes the main vehicular access two of the subject buildings and the farmhouse are revealed with the distinctive oasthouse appearance of the third subject building standing behind these buildings.
- 4.2 The subject buildings lie in a tight building group which have a limited visual envelope other than the distinctive roof of the 'Hop Kilns' which can be glimpsed in the locality.

5.0 Design Response to the Built Environment.

- 5.1 To adhere to relevant planning policy allowing the conversion of rural buildings, to enhance and appearance and setting of the traditional barns and to reinstate the contribution these barns can make to the host environment, a central element of the proposed development is the removal of the large, unsightly pole barn and attached metal structure.
- 5.2 The historic form and composition of this traditional collection of intact farm buildings would therefore be reinstated and rediscovered (see submitted Heritage Statement).
- 5.3 The proposal to convert these buildings to dwellings minimises necessary change to the exterior of the buildings and enables much more of the spaciousness of their interior to be retained. In doing so, the important open grounds to the Farmhouse would remain unaffected and the enhancement and refurbishment of the subject buildings would enhance the setting of the Principal listed building. The

6.0 Access and Movement to and from the Development.

- 6.1 The proposed dwellings would be served by the existing vehicular access and substantial areas of potential car parking.
- 6.2 The detailed design eases access to the proposed dwelling to the less-abled in accordance with Building Regulations.
- 6.3 Given the distance of the application site from the nearest community facilities and services found in Sutton St Nicholas and from bus stops, it is reasonable to assume that there would be reliance of occupiers upon the use of the private car. However, weighed against this in terms of the environmental dimension of sustainability is the fact that the proposed development would entail the reuse of a traditional rural building which is strongly advocated in the National Planning Policy Framework (NPPF).
- 6.4 A Core Planning Principle of the NPPF is the re-use of existing resources including the conversion of existing buildings (paragraph 17, sixth bullet point) and one example of special circumstances to the preclusion of new isolated homes in the countryside is the re-use of redundant or disused buildings where it would lead to an enhancement to the immediate setting (paragraph 55, third bullet point). Therefore, the NPPF explicitly accepts that a reliance by occupants on the use of the private car does not preclude the conversion of rural buildings in the open countryside such as the subject buildings.