

DELEGATED DECISION REPORT

APPLICATION NUMBER 130862/L



Tarrington Court, School Rd, Tarrington, Hereford, HR1 4EX

CASE OFFICER: Mr E Thomas

Relevant Development

Plan Policies: HBA1, HBA12

NPPF

Relevant Site History: 2009/0555/F & 0556/L: Conversion of hayloft to flat, erection of stables and retention of boundary wall: Approved on appeal

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	Y	X			
Historic Buildings Officer	Y		X		
Neighbour letter/ Site Notice	Y	X			
Local Member	Y		X		

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The site lies in the south western corner of Tarrington village adjoining but outside of the defined settlement as identified by the Unitary Development Plan. The curtilage is enclosed by unclassified road 66207 to the north, unclassified road 66209 to the west and unclassified road 66208 to the east. In 2009 permission and consent was granted at appeal for the conversion of the hayloft to a flat, erection of stables and retention of boundary wall. This application seeks consent for alterations to the detail of the hayloft conversion scheme. The 2009 permission gave consent for the conversion of the curtilage listed hayloft to a one-bed apartment. The current application seeks approval for amendments including the removal and internalisation of the formerly approved external staircase, amendment to fenestration detail and revision to the internal layout. The internal alterations see the former tack room become the entrance hallway within which the staircase would be housed.

Representations

Conservation Officer: It is telling that the 2009 permission was granted only on appeal. These amendments redeem most of the more amateurish aspects of that scheme although it is a shame that the superfluous dormers could not also have been omitted. Quality of execution will be critical so joinery details should be conditioned.

Local Member: Confirmed no objection via 'phone on 7th May 2013.

Constraints: Curtilage listed

Officer's Appraisal

The proposal has been discussed with the Conservation Officer who has no objection. The removal of the external staircase is considered beneficial in that it obviates the need for an

incongruous addition. Thus the scheme is, to my mind, compliant with barn conversions policy as expressed in HBA12 and the SPG. The layout to the internal alterations have no implication for historic fabric, whilst the windows now proposed as considered appropriate to the building's character. In all, the proposal is considered to represent a more sensitive approach to conversion in accordance with the broad thrust of conservation policy within the NPPF.

The application is recommended for approval.

RECOMMENDATION: PERMIT ☒ REFUSE ☐

CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:
(please note any variations to standard conditions)

- 1) C23
- 2) C26
- 3) C06

Reasons for Approval

The application has been considered with regard to policy HBA1 of the Unitary Development Plan and guidance set out in the National Planning Policy Framework. The proposed amendments sought are considered to result in a sympathetic and appropriate form of conversion that obviates the requirement for an external staircase. The local planning authority concludes the proposal accords with saved Unitary Development Plan policy HBA1 and HBA12, the barn conversion SPG and the guidance set out in the National Planning Policy Framework 2012.

Informatives

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Signed: E-T Dated: 7/5/13

TEAM LEADER'S COMMENTS:

DECISION: PERMIT ☒ REFUSE ☐

Signed: Ch Dated: 7.5.13