

Application Ref: NP/11/263

Application Type Full
Grid Ref: SM78522884
Applicant Miss Webb
Agent Mr M Goddard, RLH Architectural Design Solutions Ltd
Proposal Proposed Conversion of a Traditional Outbuilding (Barn 1) to Provide a New, Single Unit of Holiday Accommodation.
Site Location Middle Farm, St Davids, Haverfordwest, Pembrokeshire, SA62 6DE
Case Officer Ceri Porter

Summary

Planning permission is sought for a proposal to convert an existing outbuilding at Middle Farm, Tretio to a unit of holiday accommodation. The proposal does not meet the accessibility test for residential properties and is unsuitable as a permanent residential unit due to its relationship with the main house with amenity issues however; the building is worthy of retention and the conversion will ensure the building is preserved for the benefit of the local area and National park as a whole

Accordingly, it is recommended that permission be granted subject to standard conditions.

The application has been brought before the Development Management Committee because it is a Departure from the Development Plan.

Consultee Response

St Davids City Council: Supporting

Dwr Cymru Welsh Water: As the applicant intends utilising a private treatment works, advise that the applicant contacts the Environment Agency who may have an input in the regulation of this method of drainage disposal. Should circumstances change and a connection to the public sewerage system/public sewerage treatment works is preferred we must be re-consulted on this application.

Environment Agency: No objection

Countryside Council for Wales: No objection

PCC - Transportation & Environment: Conditional Consent

Public Response

The application has been publicised via a site notice displayed at the entrance to Middle Farm and advertised as a departure to the Local Development Plan. There has been no public response to date

Policies considered

LDP Policy 01 - National Park purposes and duty

LDP Policy 07 - Countryside

LDP Policy 08 - Special Qualities

LDP Policy 11 - Protection of Biodiversity
LDP Policy 14 - Protection of Buildings of Local Importance
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
PPW4 Chapter 04 - Planning for Sustainability
PPW4 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
PPW4 Chapter 06 - Conserving the Historic Environment
PPW4 Chapter 07 - Supporting the Economy
PPW4 Chapter 09 - Housing
SPG03 - Sustainable Design
TAN 04 - Retailing and Town Centres
TAN 05 - Nature Conservation and Planning
TAN 06 - Planning for Sustainable Rural Communities
TAN 12 - Design

Officer's Appraisal

Background & Description

The application site is located at the centre of the hamlet of Tretio, to the west of the road that leads through the hamlet. Middle Farm itself comprises of a farmhouse located to the north of the site plus 2 no. outbuildings, set at 90 degrees to the house. The first outbuilding is partially alongside the farmhouse and sits directly on the eastern boundary of the site with the second outbuilding positioned centrally within the site.

The farmhouse has painted stone walls with slate roof whilst the outbuildings have stone walls with corrugated steel roof. The outbuilding that is the subject of this application runs parallel to the main road and is set back by approximately 9m with a field gate and wooden post and rail fencing. Permission was granted in 1991 for conversion of the outbuildings at Middle Farm (including the building that is the subject of this application) to a single residential unit and a holiday unit.

Current Proposal

Permission is sought to convert the barn to the centre of the site. The building is single storey containing two stables and a large store room with a smaller lean-to store room to the southern end elevation. The conversion will result in an open plan dining / living / kitchen area plus 1 no. bedroom and 1 no. bathroom. Within the front (west) elevation the proposal seeks to retain all existing openings with the exception of door closest to the house to be changed to a small window. To the rear elevation (east), it is proposed to insert a new opening for a set of double doors with all other openings remaining as is, plus the insertion of 4 no. conservation style roof lights at equidistant points and central flue pipe. The roof will be finished in natural slate with painted timber windows and doors and slate sills. A gravel parking and turning area is located to the front of the outbuilding with access via the existing gate entrance.

Key Issues

The main issues in respect of this proposal, having regard to the legislative and policy framework, are as follows:

- Accessibility
- Impact upon structure, form, character and setting of the building to be converted;
- Impact upon the wider National Park; and,
- Impact upon protected species.

The application is being reported to the Development Management Committee as a departure to the Local Development Plan.

The application site is located within the countryside therefore the proposal falls to be considered under policy 7 of the adopted Local Development Plan (LDP). This policy states that outside the identified centres of the LDP area, development will only be permitted where it meets one of eight criteria. Of these eight criteria, criterion (d) considered most relevant in this instance: *Development 'constitutes the conversion of appropriate buildings to a range of uses with affordable housing being given priority in residential conversions. Conversion must not result in unacceptable impacts upon the structure form, character or setting of the building. The conversion of buildings that are obtrusively located in the landscape will not be permitted. Accessibility to the centres will be an important consideration.'*

Planning Policy Wales paragraph 7.6.9 continues that resulting housing from conversion will contribute to an identified need for affordable housing.

Accessibility

Policy 7 allows for the conversion of appropriate buildings to a range of uses but advises that accessibility to Centres is an important consideration.

There are no facilities and services located within Tretio and the nearest Centre identified by the LDP is that of St Davids, approximately 5.5km to the west.

Bus services operating in the area are the hourly 413 route (St Davids to Fishguard), the 342 (St Davids to Haverfordwest via Haycastle) and the 404 (Strumble Shuttle). The nearest point of the 413 route to the application site is 2km away whilst the other services are 1km away and less regular.

The Institute of Highways and Transportation Guidelines for providing journeys on foot suggest that a target range for facilities is between 300 and 600m and an acceptable distance for those same services is between 600 and 1000m. For bus stops the guidelines require a bus stop within 200m to recognise that the bus route is not the end facility but a means of accessing it. With no services or facilities available locally, the use of any services or facilities in this location would require trips to be made that, realistically, would have to be made by private car. Although there are bus services to St Davids,

the distance to the route is excessive with the less regular services located at the very limit of acceptable distance for walking. It is considered unrealistic that cycling offers an alternative from this location.

TAN 6 (paragraph 2.2.1) advises that '*a key question for the planning authority, when identifying sites in the development plan or determining planning applications, is whether the proposed development enhances or decreases the sustainability of the community*'. Paragraph 2.2.3 continues that '*where development proposals are intended to meet local needs, local authorities should recognise that a site may be acceptable even though it may not be accessible other than by the private car. Development not intended to cater primarily for local needs should continue to be located in market towns, local service centres or clusters of smaller settlements where a sustainable function linkage can be demonstrated and which are accessible by public transport*'.

Given the above, it can be concluded that a proposal at this site would be acceptable unless it were to meet local needs.

Proposed Residential Conversion

As identified above, although the site fails to meet the accessibility test for residential conversion (whether permanent or holiday), national guidance would allow affordable housing in such circumstances. It is therefore important to establish the general suitability of the outbuilding for use as a permanent residential unit.

The pre-application discussions and subsequent submission details have ascertained that the small footprint of the building would not lend the conversion for permanent residential accommodation. Furthermore, due to the relationship between the outbuilding and the main house there would be a poor standard of amenity / privacy that would affect both the existing main house and the proposed conversion. In addition, the private amenity space for the main house is located to the rear of the outbuilding and this would be compromised were the unit for permanent residential use. It is not felt, therefore, that residential conversion of the building would be acceptable on amenity grounds.

Protection and Retention of Traditional Building

Given the failure of the site to meet the accessibility test for a residential conversion and with the outbuilding itself identified as being unsuitable for permanent residential accommodation, the next logical step is to consider whether or not the building makes an important contribution to the local area that merits retention to protect the wider special qualities of the National Park and ensure its conservation.

Policy 14 of the LDP refers to the protection of buildings of local importance and advises that where development affects buildings which make an important contribution to the character and interest of the local area it will be permitted provided it does not significantly adversely affect the distinctive appearance, architectural integrity or setting.

In this instance, the building is of a traditional design and appearance that is of interest in its own right in that it makes a positive contribution not only to the group of farm buildings it forms part of but also the other buildings within Tretio. The structural appraisal submitted in support of the application identifies that the building is in good structural condition with the walls suitable for retention and use for refurbishment and conversion.

Pre-application discussions concluded that a sensitive conversion of the outbuilding would be a reasonable outcome having regard LDP policy 14 and the wider policies seeking to protect and enhance the special qualities of the National Park rather than let the building physically deteriorate and potentially being lost as a feature within the Pembrokeshire landscape. Conversions should avoid the need for significant extension that would harm the appearance of the building, its setting and the wider landscape. The building benefits from a number of existing openings and features that the proposal has utilised these, keeping the introduction of new openings to a minimum. The proposed conversion to holiday accommodation proposes little change to the existing pattern of openings within the front elevation. All will be retained as existing with the exception of the doorway closest to the northern end elevation where this will be replaced with a small window to match that at the other end of the elevation. Within the rear elevation the openings will also remain however there will be a set of double doors inserted. The corrugated roof will be replaced with natural slate to match those of the surrounding buildings and new windows / doors will be painted timber.

Overall, it is considered that the building will appear largely in its original condition with no demolition required or extensions proposed and the proposed conversion is considered to be generally sympathetic to the existing building.

Protected Species

A bat survey (Kite Ecology, May 2010) was carried out at the site and the report submitted as part of the application. No bats were recorded using the site and the Countryside Council for Wales conclude that the proposal in its current form is not likely to have an adverse effect on natural heritage interests. Notwithstanding the lack of bat activity recorded at the site, a bat tube is proposed within the southern end gable of the outbuilding to increase roosting potential at the site.

Conclusion

On balance, whilst the proposal fails to meet the accessibility test for residential properties and is unsuitable as a permanent residential property given its relationship with the main house, the building is however worthy of retention and the conversion will ensure the building is preserved for the benefit of the local area and National Park as a whole. As such, it is considered that although a departure to the Local Development Plan the proposal would not represent an unacceptable form of development.

Recommendation

Permission be granted subject to conditions.

Additional Material

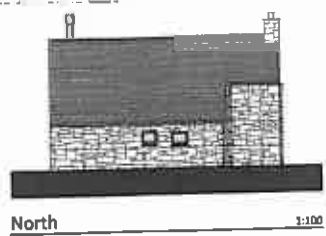
Drawings:

R121 S-01B – Survey Drawings – OS Map / Block / Site Plans

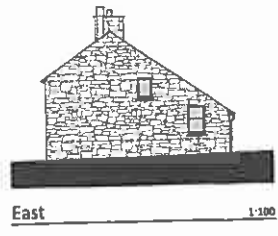
R121 S-02B – Survey Drawings – Plan, Elevation & 3D Views

R121 P-02 – Planning Drawings – Proposed Site / Roof Plan

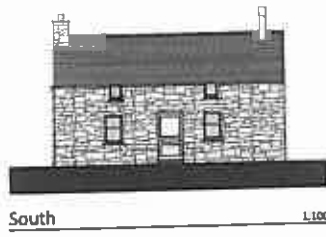
R121 P-01 – Planning Drawings – As Proposed



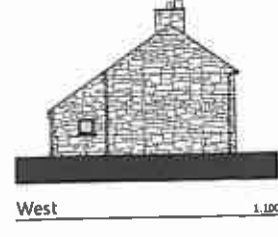
North 1:100



East 1:100



South 1:100



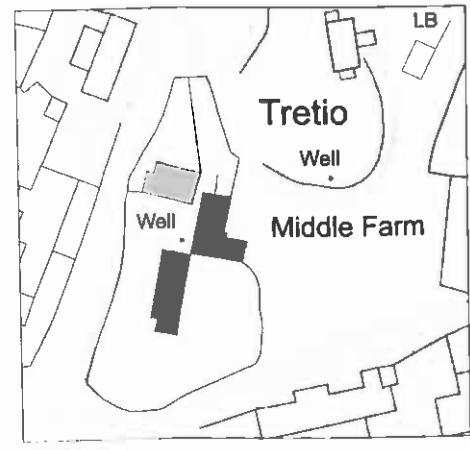
West 1:100



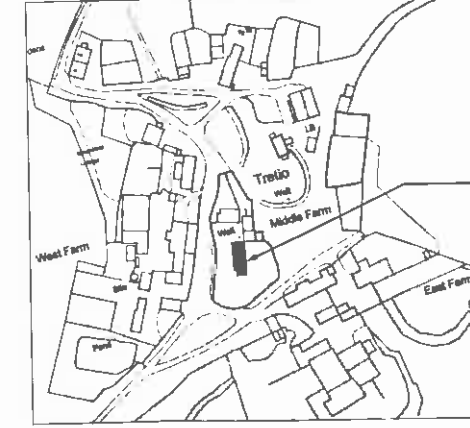
3D View NTS

Block Plan Key:

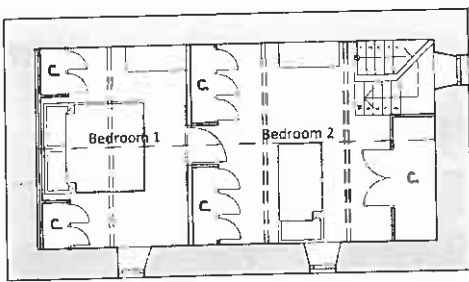
- Indicates Existing Main House
- Indicates Existing Outbuilding Auxiliary to Main House (BARN 2 Utility & Games Room)
- Indicates Existing Outbuilding (BARN 1)



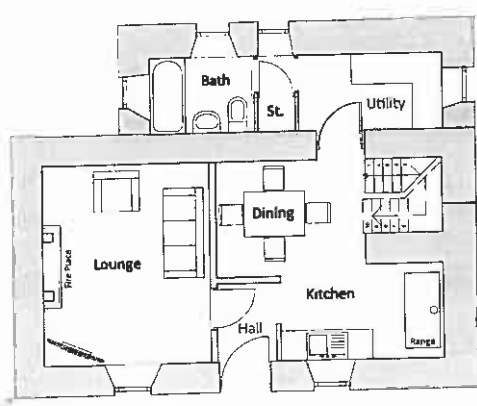
Block Plan 1:500



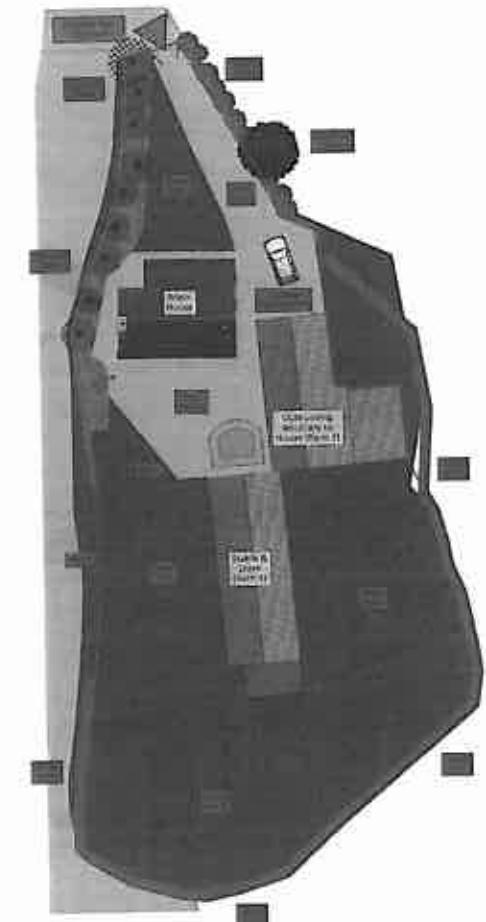
Site Location Plan 1:1250



First Floor Plan 1:50



Ground Floor Plan 1:50



Site Plan 1:200

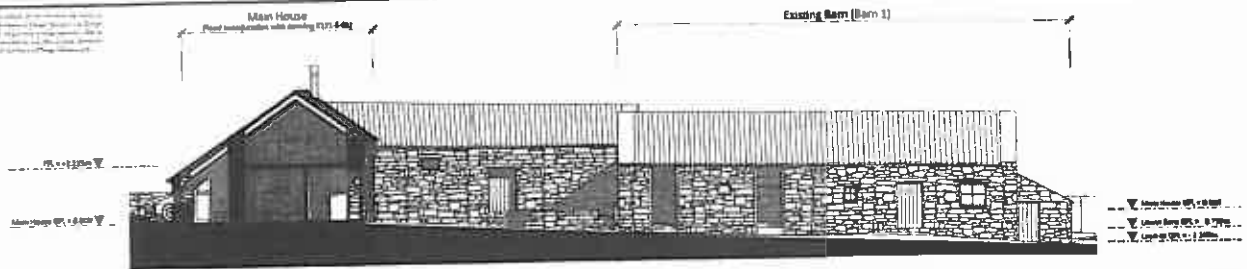
REVISIONS	DATE
A. Existing Planning Indicators and "Scale" note revised.	13th June 2013
B. Site boundary updated for Planning	10th July 2013

NOTES:
1. Drawing prepared as a utility scale for Planning purposes only.

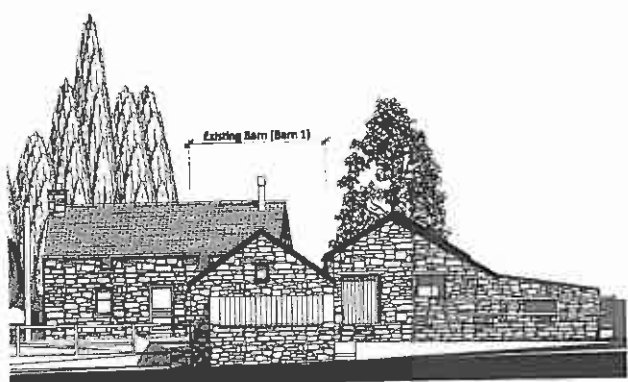


Drawn by: Nigel Webb	Scale: 1:200 (Site Plan) 1:50 (Block Plan)	Drawing No: Survey Drawings OS Map/Block/Site Plans
Project: Proposed Barn Conversion (Barn 1) at Middle Farm, Tretio, Pembrokeshire		R121-S-01B

1. All work shall be carried out in accordance with the current Building Regulations and all other relevant legislation.
 2. The drawings shall be read in conjunction with the Bill of Materials and the Schedule of Work.
 3. The drawings shall be read in conjunction with the Notes to the drawings.

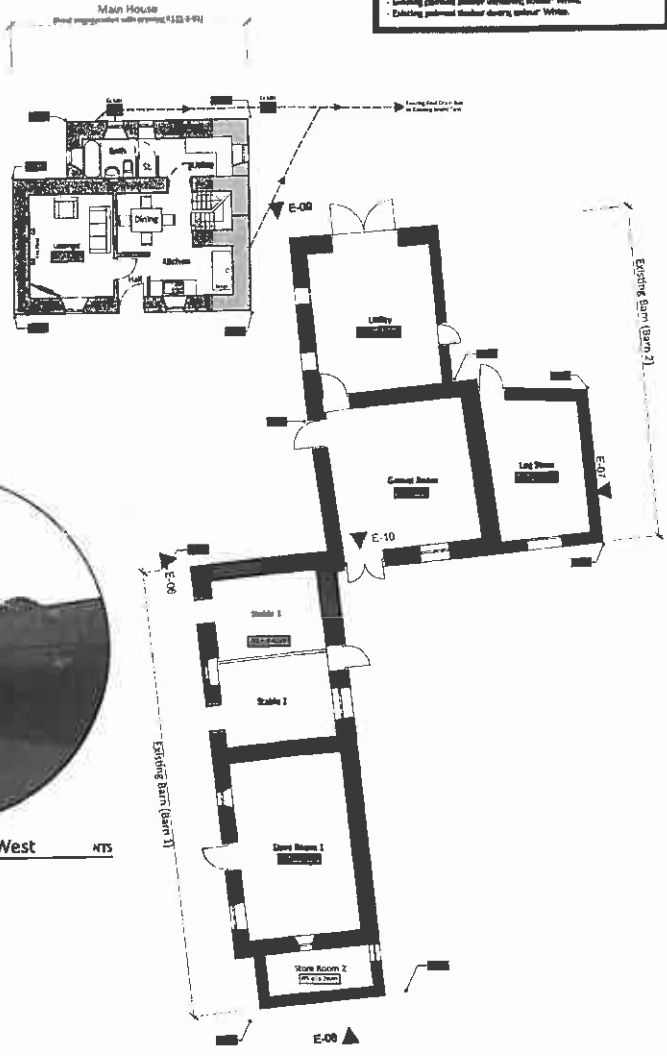


House & Outbuilding - West Elevation 1:100



House & Outbuilding - South Elevation 1:100

- Legend:**
- Existing Chopped angle ridge tiles, colour: Blue/Black.
 - Existing Stone External walls, colour: Blue/Black.
 - Existing Stone external chimneys, colour: Blue/Black.
 - Existing Stone external/plastic, corrugated roof cladding.
 - Existing polished floor internal masonry, colour: Off white.
 - Existing PVC fascia, colour: white.
 - Existing, half round gutters, colour: white.
 - Existing stone windows & doors, colour: white, with painted concrete sills.
 - Existing tile faced masonry, colour: Natural.
 - Existing painted double windows, colour: White.
 - Existing painted double doors, colour: White.



House & Outbuilding - Ground Floor Plan 1:100



3D View - South-East NTS



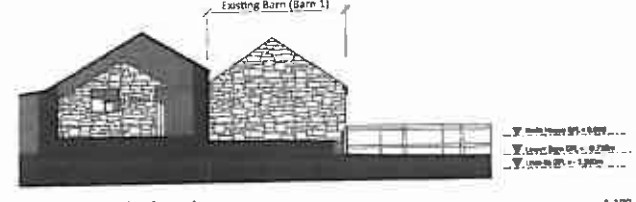
3D View - North-East NTS



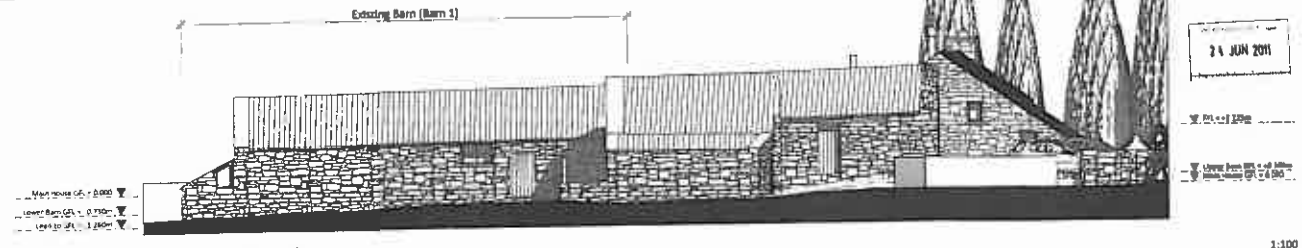
Photographic View - South-West NTS



3D View - South-West NTS



Barn 1 - North Elevation 1:100



House & Outbuilding - East Elevation 1:100

REVISIONS	DATE
A - "Scale" note revised	25th June 2011

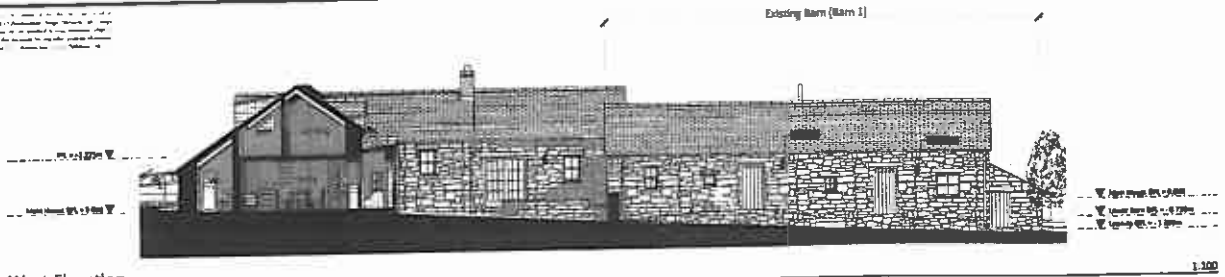
NOTES:
 1. Drawings prepared as a guide only. Scale for Planning Purposes only.



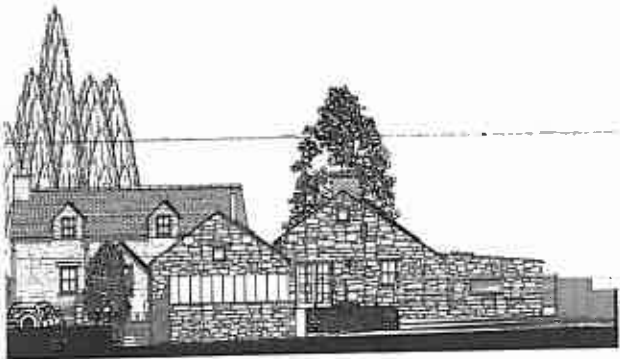
Client: **Miles Webb**
 Scale: **As Shown**
 Date: **10-2011**
 Drawn: **MG**

Project: **Survey Drawings Plan Elevation & 3D Views**
 Site: **Proposed Barn Conversion (Barn 1) at Middle Farm, Tretton, Abernethy**

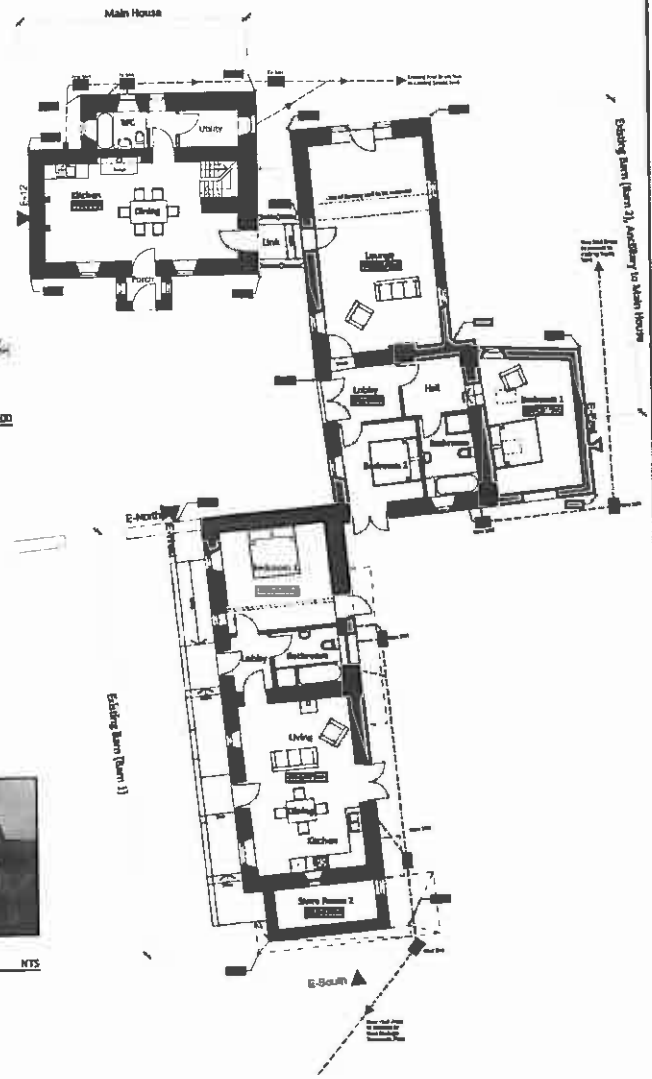
24 JUN 2011
 NP 11 2 63
R121_5-02B



West Elevation



South Elevation



House - Ground Floor Plan



3D View - From Northwest

Legend:

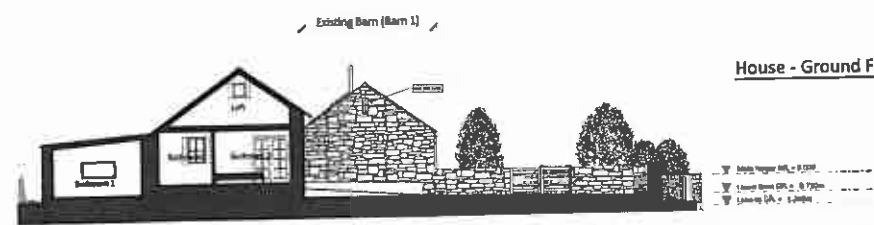
- New roof present (single slope shed, colour: Blue/black).
- New external cladding, colour: Blue/black.
- New pitched bar (wood structure), colour: Oak/iron, to match existing.
- New sign, half round gables & bargeboards, colour: Black.
- New external timber verandah & door, colour: Green and white, with new stone pillars, colour: Natural.
- New bar (wood structure), colour: Natural.
- New stone walling (stone walling).
- New "standing stone" (stone walling), colour: Black.
- New Solar Panels, colour: Blue.



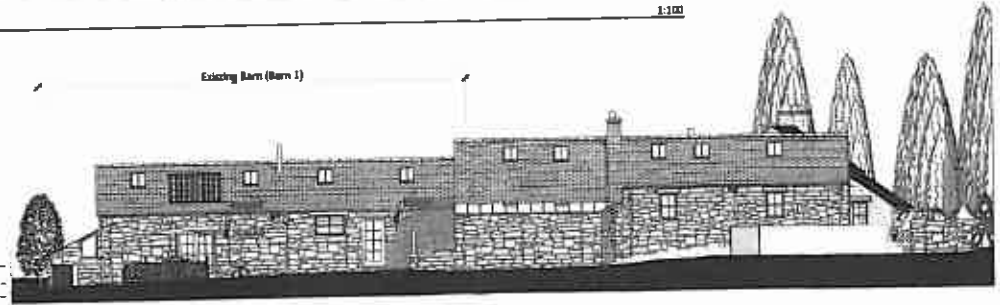
3D View - From Southeast



3D View - From Southwest



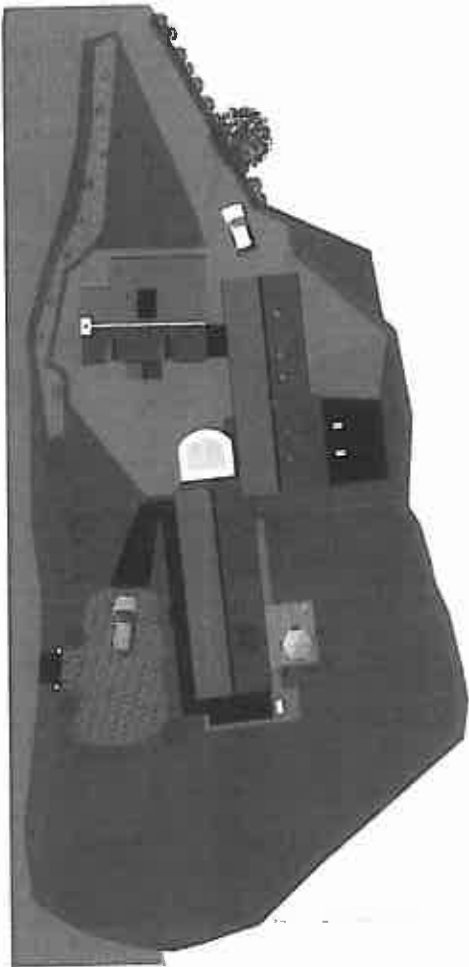
North Elevation



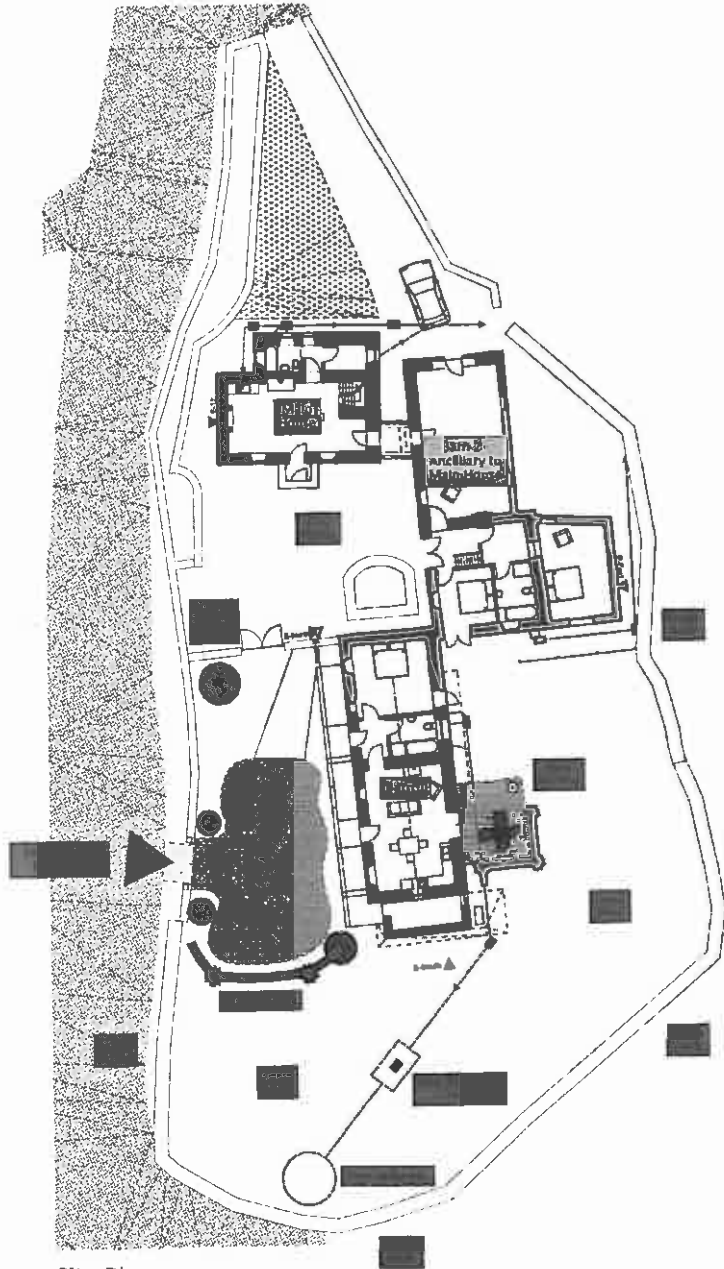
East Elevation

REVISIONS	DATE	NOTES	Client: Miss Webb	Scale: 1:100	Drawn by: Planning Drawings - As Proposed
		1. Proposals refer to the Main House and Existing Barn (Barn 1) & Barn 2 and under a separate application PCN# 10/17/12/13.	Site: NP 11 2 50		
CAD FILE					R121-P-01

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Roof/Site Plan NTS



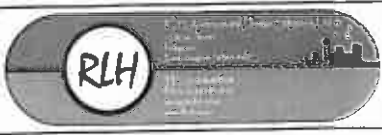
Site Plan 1:200



3D View - Southwest - 2 NTS

NOTE: NP 11 2 60
 1. Proposed works to the Main House and Existing Barn (Barn 2) have been filed under a separate application PCNPA Ref: NP/11/181.

REVISIONS	DATE
CAD FILE:	



Client
Miss Webb

Scale Noted
Date: Apr '11
Drawn: MG

Drawing title
Planning Drawings -
Proposed Site/Roof Plan

Job title
Proposed Barn Conversion (Barn 1) at
Middle Farm, Tretto, Pembrokeshire

R121 P-02