
Appeal Decision

Site visit made on 9 May 2023

by Michael J Muston BA(Hons) MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21 June 2023

Appeal Ref: APP/W1850/D/23/3318506

Majaro Barn, Oaks Lane, Aston Ingham, Herefordshire HR9 7LS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Michael Clayton against the decision of Herefordshire Council.
 - The application Ref 223940, dated 22 November 2022, was refused by notice dated 31 January 2023.
 - The development is retention and alteration of front porch.
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Decision

1. The appeal is allowed and planning permission is granted for the retention and alteration of front porch at Majaro Barn, Oaks Lane, Aston Ingham, Herefordshire HR9 7LS, in accordance with the terms of the application, Ref 223940, dated 22 November 2022, subject to the following condition:
 - 1) The development hereby permitted shall be carried out in accordance with the following approved plans: 913-01, 02, and Location Plan.

Main Issue

1. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

2. Majaro Barn is a converted agricultural building, which has already been extended. A large porch has been erected on its eastern elevation. This application proposes reducing the size of the porch by removing the open-fronted section. The application is therefore retrospective to that extent.
3. The porch is not a prominent feature within the street scene, due to Majaro Barn's location and the existence around the site of high walls and gates. However, on entering the site through the double gates on the boundary, the existing porch is a very noticeable feature. Due to its size, the extent of its projection beyond the original barn, and the inclusion of a significant amount of oak in its construction, it does appear out of keeping with the converted barn. From this direction, the two storey extension, to which the porch is attached, is not visible.
4. However, the proposal is not for the retention of the whole porch as built, but rather for the retention of its enclosed portion. The resulting porch would project much less far in front of the original barn, and the amount of glass and

oak would be substantially reduced. The resulting design would also be simpler and more in keeping with the existing converted barn.

5. The Council considers that the proposal is contrary to Policies SS6, SD1, LD4 and RA5 of the Herefordshire Local Plan Core Strategy 2011-2031 and Policy AST7 of the emerging Aston Ingham Neighbourhood Plan. Policy SS6 requires proposals to conserve and enhance those environmental assets that contribute towards Herefordshire's distinctiveness, whilst Policy SD1 requires proposals to be sustainably designed and energy efficient. The Council states that these policies need to be considered alongside Policy RA5, which deals with the re-use of redundant buildings and requires proposals to respect the character and significance of the redundant building. Whilst this policy does not explicitly deal with extensions to already converted buildings, there is logic in ensuring that extensions to such buildings do not detract from the character that the original conversion sought to conserve.
6. I consider that the porch, as proposed to be reduced in size in this proposal, would no longer appear as an unduly dominant feature, or be of an unacceptably domestic character. It would be in keeping with the rest of the converted and extended building, would conserve the rural character of Majaro Barn, and would not be of unsustainable design or energy inefficient. The proposal would therefore comply with the relevant policies of the Core Strategy.
7. The Council also considers the proposal to be contrary to Policy AST7 of the emerging Neighbourhood Plan, which says, amongst other things, that the existing dwelling should remain as the dominant element of built form, and that the design of the extension should respect and complement the existing dwelling. In my opinion, the porch, reduced in size as proposed, would achieve those objectives.
8. I therefore conclude that the development would not have an unacceptably adverse effect on the character and appearance of the area, and would comply with the relevant development plan and emerging neighbourhood plan policies discussed above.

Conditions

9. The standard condition requiring development to commence within three years is not necessary, as the proposed porch is of part of a structure that has already been built. A condition requiring compliance with the approved plans is necessary, in order to protect the character and appearance of the area.

Conclusion

10. For the reasons set out above, I conclude that the appeal should be allowed, subject to the condition set out above.

Michael J Muston

INSPECTOR