

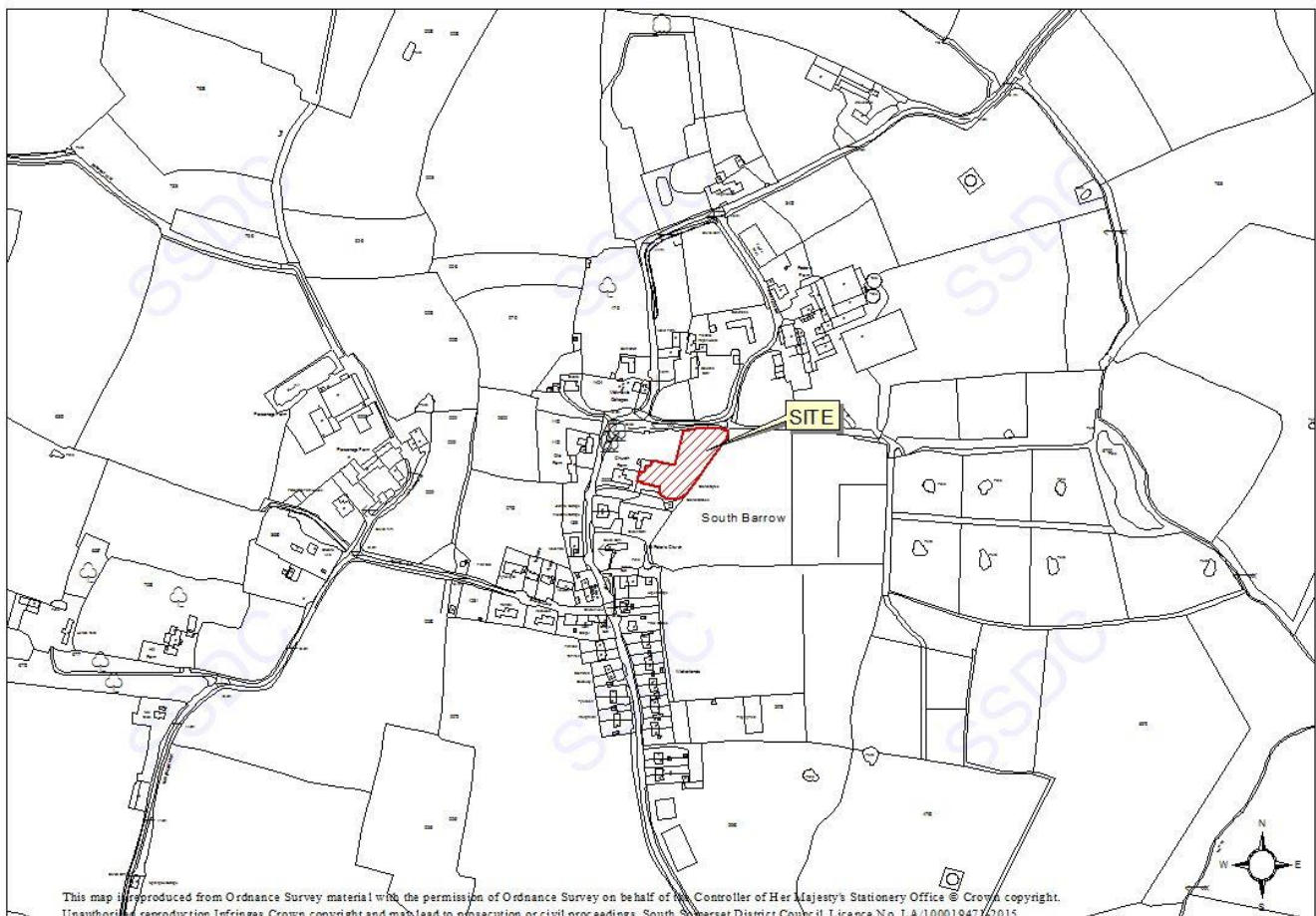
Officer Report on Planning Application: 17/03899/FUL

Proposal:	Erection of single storey extension to east elevation of the dwelling.
Site Address:	The Church Byres Church Farm Sparkford Road South Barrow
Parish:	South Barrow
CARY Ward (SSDC Member)	Cllr Nick Weeks Cllr Henry Hobhouse
Recommending Case Officer:	Jacqui Churchill Tel: (01935) 462158 Email: jacqui.churchill@southsomerset.gov.uk
Target date:	1st December 2017
Applicant:	Mrs Jennifer Cox
Agent: (no agent if blank)	
Application Type:	Other Householder - not a Change of Use

REASONAL FOR REFERRAL TO COMMITTEE

This application is referred to Ward Member as the Officer recommendation is contrary to the views of the Parish Council and neighbours.

SITE DESCRIPTION AND PROPOSAL



Policy HG8 - Replacement dwellings and Extensions in the Countryside
Policy EQ2 - Design and General Development
Policy EQ3 - Historic Environment
Policy TA5 - Transport Impact of New Development
Policy TA6 - Parking Standards

NPPF:

Chapter 7 - Requiring Good Design

Chapter 12 - Conserving and Enhancing the Historic Environment

Somerset County Council Parking Strategy (September 2013) and Standing Advice (June 2017)

South Somerset District Council Supplementary Planning Document:
The Conversion of Barns and Other Historic Buildings (1991)

CONSULTATIONS

Town/Parish Council: South Barrow Parish Council - Unanimously recommend approval of this application.

Other Consultees:

Highways Authority: No observations

Highways Consultant: No highways issues, no objections.

SCC Archaeology: No objections

Neighbour Comments: 5 neighbours were notified and a site notice was displayed. The following representations were received:

Church Stables - The proposed extension to this existing property is appropriate and in keeping with its surroundings and a balanced addition.

Church Barn - This appears to be a sensible extension to the property which will enhance its appearance and use. My general observation is that it is part of a resurgence of building activity in the eastern part of the village. There are planning applications on 3 other sites between 15 and 100m of this one which will add a further 5 dwellings. Does the planning department consider the alteration to the village-scape and usage as a whole or merely as a number of separate and architecturally different entities.

Officer response - each application is assessed on its own merits within the context of the surrounding area.

CONSIDERATIONS

The Church Byres was originally a traditional natural stone agricultural barn that was granted permission to be converted to a residential dwelling in 2002. A condition removing permitted development rights in respect of Part 1 of the General Permitted Development Order was imposed in order to preserve the building's attractive character.

Impact on Visual Amenity:

The Church Byres is an impressive stone building that has successfully retained the character and

simple form of a traditional agricultural barn. Unfortunately the design of the proposed extension is overtly domestic in character and appearance, particularly with regards to the design including the proposed fenestration and is considered to have an adverse effect on the character of the building. As such, it will significantly detract from the strong agricultural character and form of this building, a concern that is further compounded by its prominent position on the principle elevation. Whilst it is noted that there are extensions on barns within the near vicinity, they are not considered to represent such visual harm to the form of their host buildings. For these reasons the proposed development is considered to be contrary to Policies EQ2 and EQ3 of the South Somerset Local Plan as well as the District Council's Supplementary Planning Document - The Conversion of Barns and Other Historic Buildings and is recommended for refusal.

Impact on Residential Amenity:

Due to the extension's single storey form and position set well back from any nearby properties it is not considered to cause any significant residential amenity concerns.

Impact on Highway safety:

The proposal does not affect the existing parking, access and turning area, County Highways have raised no objection to the proposal and as such it is not considered to be prejudicial to highway safety.

CIL

This Authority does not collect CIL from householder development.

RECOMMENDATION

Refuse permission for the following reason:

SUBJECT TO THE FOLLOWING:

01. This proposal is considered unacceptable by reason of its size, scale, siting and design, it would detract from the original agricultural character and form of this former barn contrary to the aims and objectives of Policies EQ2 and EQ3 of the South Somerset Local Plan 2006-28, South Somerset District Council's Supplementary Planning Guidance - The Conversion of Barns and Other Historic Buildings (1991) and the provisions of the National Planning policy Framework 2012

Informatives:

01. In accordance with paragraphs 186 and 187 of the NPPF the council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions. The council works with applicants/agents in a positive and proactive manner by;
 - offering a pre-application advice service, and
 - as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions

In this case, the applicant/agent did not take the opportunity to enter into pre-application discussions and there were no minor or obvious solutions to overcome the significant concerns caused by the proposals.
