

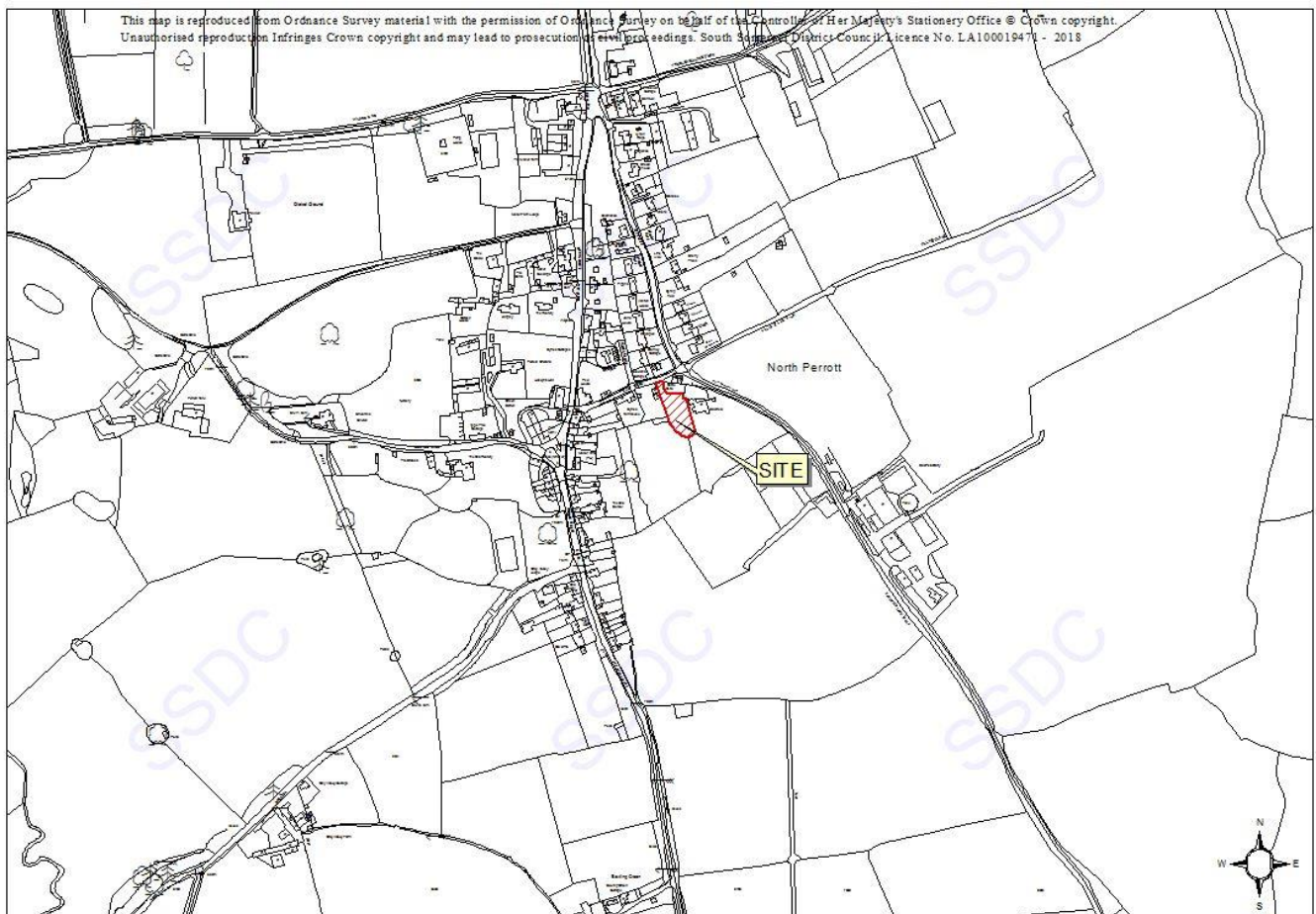
## Officer Report On Planning Application: 17/03597/REM

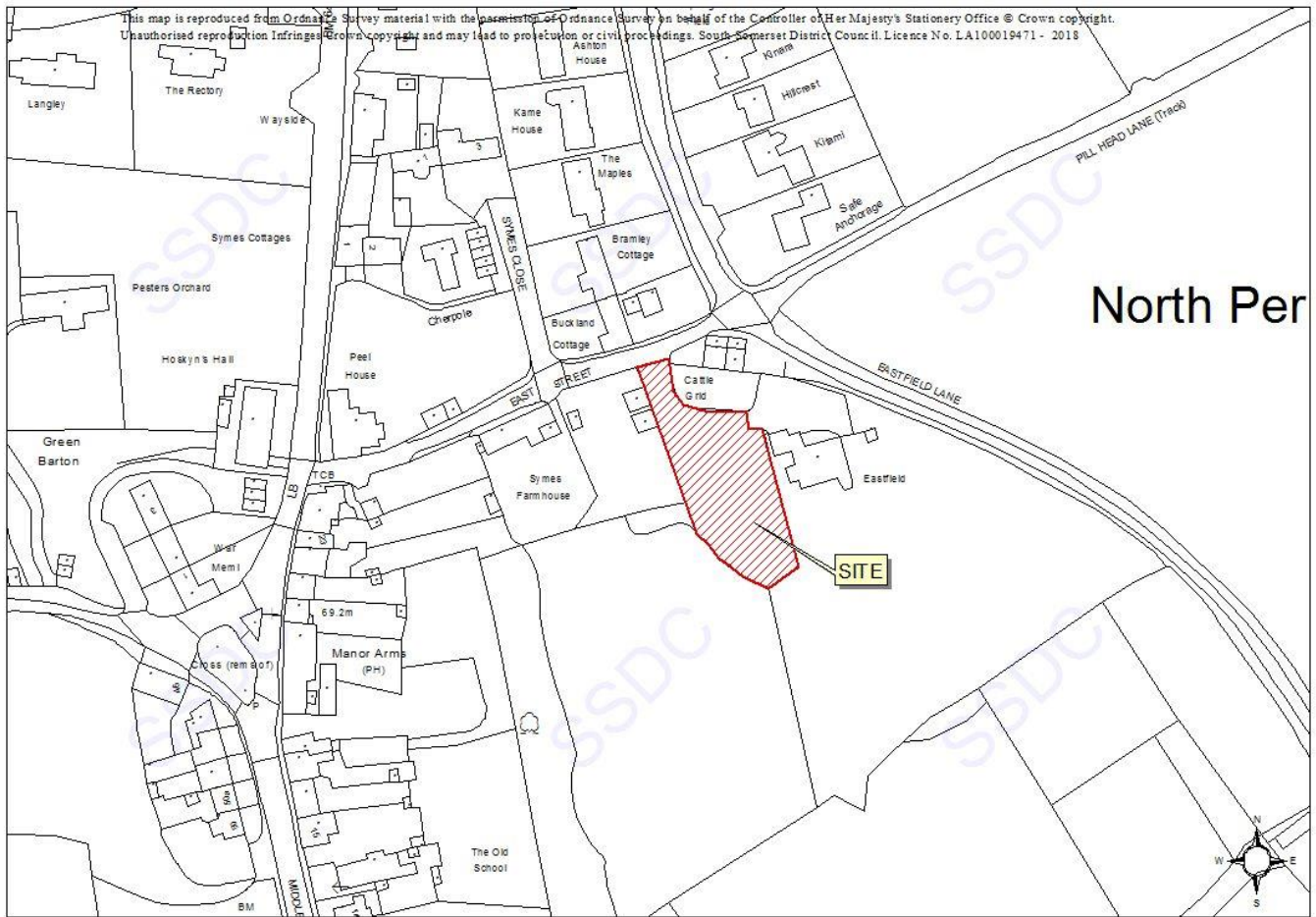
<b>Proposal :</b>	The erection of 1 No. dwelling.
<b>Site Address:</b>	Eastfield House East Street North Perrott
<b>Parish:</b>	North Perrott
<b>PARRETT Ward (SSDC Member)</b>	Cllr R Pallister
<b>Recommending Case Officer:</b>	Louisa Brown Tel: (01935) 462344 Email: louisa.brown@southsomerset.gov.uk
<b>Target date :</b>	18th October 2017
<b>Applicant :</b>	Mr & Mrs Burton
<b>Agent: (no agent if blank)</b>	Oriel Architecture The Old Glove Factory Bristol Road Sherborne DT9 4HP
<b>Application Type :</b>	Minor Dwellings 1-9 site less than 1ha

### REASON FOR REFERRAL TO COMMITTEE

The Ward Member, in agreement with the Area Chair, has requested that this application goes to committee as the Parish Council have unanimously recommended refusal based around the design and the broader merits of the design in this location should be fully considered before a decision is taken.

### SITE DESCRIPTION AND PROPOSAL





This is a reserved matters application for the erection of a detached dwellinghouse, in respect of application 16/02692/OUT, which agreed the principle of the development of 1 no. dwelling with all matters reserved.

Eastfield House is situated on the eastern side of the village of North Perrott, and stands within 0.86ha of garden. The application site sits between Eastfield House to the east, and the driveway (accommodating two timber garages) and gardens associated with Symes Farmhouse to the west. The site is 0.098ha in size, and is laid to lawn and bounded by hedges on all sides except to the north where the lawn meets the driveway.

The site is located outside the North Perrott Conservation Area, the boundary of which lies to the north west of the site. Symes Farmhouse, a grade II listed house, lies approximately 40m to the west.

The proposed dwelling will use the existing access to Eastfield House and a new access will be created for Eastfield House under permitted development.

A number of amended plans have been received. This report is based on those received on the 11 December 2017, which remove the garage from the proposal, and shows the siting of the permitted development access to be created at Eastfield House.

## HISTORY

16/02692/OUT: the erection of 1 no. dwelling - approved 05/09/16

04/03553/FUL: Erection of a new porch - approved

86573: Erection of a dwellinghouse and conversion of cottages to garages and store and alterations to

access - approved

## **POLICY**

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The South Somerset Local Plan (2006 - 2028) was adopted on the 5th March 2015. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and Section 70(2) of the Town and Country Planning Act 1990 (as amended), the adopted local plan now forms part of the development plan. As such, decisions on the award of planning permission should be made in accordance with this development plan, unless material considerations indicate otherwise. Legislation and national policy are clear that the starting point for decision-making is the development plan, where development that accords with an up-to-date local plan should be approved, and proposed development that conflicts should be refused, unless other material considerations indicate otherwise.

South Somerset Local Plan (2006-2028)

Policy SD1 - Sustainable Development

Policy SS1 - Settlement Strategy

Policy SS2 - Rural Settlements

Policy SS4 - District Wide Housing Provision

Policy SS5 - Delivering New Housing Growth

Policy EQ2 - General Development

Policy EQ3 - Historic environment

Policy TA5 - Transport impact of new development

Policy TA6 - Parking Standards

Policy HG4 - Provision of Affordable housing

National Planning Policy Framework

Chapter 6: Delivering a wide choice of high quality homes

Chapter 7: Requiring Good Design

Chapter 12: Conserving and enhancing the historic environment

National Planning Practice Guidance

Design

Other material considerations

Somerset County Council Parking Strategy

Highways Development Control - Standing Advice

## **ENVIRONMENTAL IMPACT ASSESSMENT**

None required

## **CONSULTATIONS**

The comments below are based on the amended plans received on the 31 October 2017. Further amendments have since been received (11 December 2017) and are out for consultation, any comments made will be considered and the report updated accordingly, either in writing or verbally.

### **North Perrott Parish Council:**

An objection was received to the original plans in regard to the design being inappropriate; however the scale and location were supported. Amended plans have been received to vary parts of the proposal

and the Parish Council have stated;

"The Parish Council appreciate the efforts the applicant has gone to address some of the issues raised from their original application however, the principle issue is that the style and form of the building is out of keeping with the traditional and largely unspoiled architecture of North Perrott. In particular, the fact that the site is bordered on two sides by the Conservation Area makes it especially sensitive to the clash in styles between modern and the past.

The community of North Perrott, independently to the Parish Council, consulted between themselves to publish a Village Design Statement that not only seeks to protect the historic character of the village but also guide the conservation of that character in any future development. That Design Statement is supported by the Parish Council and adopted by the District Council. The Parish Council continue to support the applicant in the principle that they should be able to develop this site for a bungalow for their own use but feel strongly that the style and form of any building should be a reflection of that in the neighbouring properties in the conservation area, either to the West or North.

At a meeting of the NPPC on Tues 7th November the councillors voted unanimously not to support the application as it stands."

**SCC Highways:**  
Standing Advice

**SSDC Highway Consultant:**

"The extent of the existing visibility splays at the point of access needs to be determined and shown on the layout plans. I recommend amended plans are submitted showing the extent of the splays. The other points of detail are acceptable."

**Landscape Officer:**

"We now have amended plans before us.

Whilst I remain unconvinced by the design, I acknowledge that the fine-tuning has led to an incremental improvement of the proposal, in terms of better-relating the dwelling to Eastfields; toning-down the render finish; and providing greater enclosure of the site as viewed from East Street. There appears to be further opportunity yet to reduce the profile of the new build, by dropping the internal floor level circa 200 mm. and adjusting the adjacent external ground levels accordingly.

As noted before, the proposed building form is not greatly at variance with the mass of Eastfield house, to provide a degree of context for the new build, and it is clearly subservient to the existing property. On balance, whilst there remains a negative landscape impact, it is both localised and minimal, and I consider this level of impact too slightly weighted to tell against the proposal. Consequently, should you be minded to approve the application, I would suggest we condition:

- (1) an agreed finish tone - there is room for some fine adjustment here, to select a slightly warmer tone that is more akin to the adjacent house, and;
- (2) detail of the planting proposal."

**Conservation Officer:**

"Thank you for consulting on the amended plans at the above.

The site is within the curtilage of Eastfield, a house which was granted consent in the 1971. The associated 1970 consent also included the conversion of the cottages to the front to garages.

The site is adjacent to the conservation area on East Street, but not to the west where it runs north/south along the historic curtilage of Symes Farmhouse.

Symes Farmhouse is listed grade 2, and the granary to the east of Symes Farmhouse is grade 2 listed in its own right.

The starting point for the considering of applications which affects a listed building or its setting is the statutory requirement on local planning authorities to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'

Section 72 of the Act requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area.

Applicants for consent that affects a heritage asset must be able to justify their proposals. The NPPF says that the LPA should require an applicant to describe the significance of any heritage asset affected including any contribution made to their setting. This should be sufficient to understand the potential impact of the proposal on its significance. As a minimum the Heritage Environment Record should have been consulted and the building assessed using appropriate expertise where necessary. When considering the impact of development, great weight should be given to the asset's conservation. Any harm or loss should require clear and convincing justification from the applicant. Any harm should be judged against the public benefit, including securing the optimum viable use. (The optimum use is the one that causes the least harm to the significance of the asset).

Local Plan policies, EQ3 and EQ1 are relevant.

Note that I visited the site with the case officer when considering the outline application and revisited the site with regard to these amended plans. I also viewed the site from the grounds of Symes Farmhouse with the owner's permission.

This reserved matter application as amended is for a contemporary form of development, with coloured render and no pitched roof. The form is not in the vernacular but the tone of the render is proposed to blend with the palette of colours in the conservation area. There is about half a dozen examples of render in the settlement, ranging from white to grey cement. One of which is visible from the rear garden of Symes Farmhouse. The most recent example was granted in 2014.

In this case there is the possibility of visibility from the public realm from the existing access and the proposed new access to Eastfield to the east. This has been alleviated by the introduction of planting to the front of the two plots and by a screen wall and planting to the existing access.

The garden of the listed house is lower than the site. The applicant has provided sections and finished floor levels. There would appear to be the possibility of seeing the top of the new building mostly against the background of the existing house from parts of the garden of Symes Farmhouse.

However, the ability to see a new development from a conservation area or the garden of a listed building does not in itself equate to harm, and contemporary in itself is not necessarily harmful.

It is worth noting that I can think of at least three other new houses in conservation areas and in the context of listed buildings (Norton sub Hamdon, South Petherton and Long Sutton); an extension to barns in a listed complex to form a gallery in Bruton, and contemporary extensions to listed buildings and those in conservation areas which we have approved and been successful.

In my view, as amended the proposal would have limited intervisibility and would be seen within the context of 1970s development to the east of the listed buildings and to the south and east of the conservation area. The significance of this land has been greatly reduced by this modern development. The new building, whilst of contemporary design, is well screened and any views will be restricted and ameliorated by the colour of the render, of which there are limited examples in the settlement, and which

should reflect the local palette of colour.

My view is that there will be negligible changes to the setting of the conservation area and the listed building and their significance."

**SSDC Ecologist:**

"I've considered this application and I don't have any comments nor recommendations to make."

**REPRESENTATIONS**

Three neighbours were notified and a site notice displayed. One letter of representation was received mentioning the new drive to Eastfield House and six objectors have written in, two of which have written in three times. The objections raised relate to the following;

- proposed dwelling not in keeping with the North Perrott Village Design Statement
- the design is not in character with the village or adjacent conservation Area
- the dwelling is visible from the conservation Area and adjacent Listed Building
- materials should be natural or reconstituted stone
- no flat roofs should be visible
- there should be small paned windows
- it will have an impact on the Listed Building
- Development will detract from the appeal of the village to tourists
- Dwelling will be visible form the new access
- New access has not been fully assessed
- Objections made on how the outline application was dealt with in regard to policies, it being sustainable and the overall decision.
- Objections made in regard to the conservation officers comments.

**CONSIDERATIONS**

**Principle of Development:**

The general principle of additional housing within north Perrott is acceptable, as it is a rural settlement with local facilities and as such accords with policies SS2, SS4 and SS5 of the South Somerset Local Plan. In addition to this the principle of the housing has been approved on the outline application, and as such is not under consideration as part of this application.

Objections have been raised in regard to how the outline was assessed. However this was not challenged at the time nor were there any neighbour objections to the principle of housing on the site. The Case Officer approved the outline making reference to a bungalow being acceptable and stating that it would respect the character and appearance of the area. This approval was given based on the fact that all matters were reserved and whilst it is considered that the principle of a dwelling would not adversely affect the character, the overall design is a matter to be assessed in this application.

The issues to assess as part of this application are the proposals impact on visual amenity, the character of the adjacent conservation Area, the setting of a Listed Buildings, residential amenity and highway safety and as such policies EQ2, EQ3, TA5 and TA6 of the local plan and the NPPF are relevant.

**Visual amenity, Conservation Area and Listed Building:**

Amended plans have been received on the 11 December 2017. The plans indicate the location design, scale and materials of a detached single storey flat roof dwellinghouse.

Under the advice of the Landscape Officer the dwelling has been brought forward slightly to bring it more in line with the front elevation of the flat roof extension to Eastfield House. It was also requested, by the Landscape Officer, that the height is reduced by about 200mm, however the Agent has replied that the

normal internal floor level requirement for the purpose built Danwood bungalow is 470mm and in this instance it has already been reduced to 355mm, thus making it unable to be lowered anymore.

The amended plans show the omission of the garage to ensure that the red site line remains as per the outline permission, due to the dwelling being brought forward within the site.

The proposed dwelling will be finished in render. The original colour proposed was white, though this has been amended by the Agent to be a more grey/buff colour in order to try and match it more to the general colour palette of the area in relation to the natural and reconstituted stone. The colour chosen is Alsecco 1054, though following discussion with the Conservation Officer it is considered that colour 1024 would be more suited.

Objections have been raised in regard to the overall design and materials used. Reference has been made to the Village Design Statement and whilst consideration can be given to this village statement, it is not an adopted document and therefore carries only limited weight. Moreover, it was compiled prior to the NPPF and the current Local Plan. The Statement provides some history of the village and its characteristics and gives guidelines on new development. The emphasis should be that these are guidelines only and not policy.

In regard to the proposed materials to be used there are other dwellings within North Perrott that have rendered elevations, one dwelling had permission given for a rendered gable elevation in the Conservation Area in 2014 and the dwelling to the north of the site has some rendered elevations. As such the use of render cannot be argued to be an unacceptable material. In order to make the render a more sympathetic tone to the surrounding materials the colour has been amended to a buff colour.

In assessing the overall design the question to ask is 'just because something is different is it harmful?' The Conservation Officer has no objection to the proposal and states that the proposed dwelling has been assessed from the existing access point and proposed access point for Eastfield House, as well as from the grounds of Symes Farmhouse, the listed property to the west of the site. The amended plans have introduced additional planting and a screen wall at the existing access which help to mitigate some of the views to the site. In addition to this an objection has been raised that views through the new access to Eastfield House have not been assessed, these have been assessed and the plans indicate that there will be a new laurel hedge planted down the boundary of the new dwelling and Eastfield House, which will obscure the view from that direction.

It is acknowledged that there will be views of the site, although these would be partial. However the Conservation Officer states, "The ability to see a new development from a Conservation Area or the garden of a listed building does not in itself equate to harm, and contemporary in itself is not necessarily harmful."

There are other approvals within the district that have been granted with a contemporary design in Conservation Areas and in the garden of listed properties; there are also refusals, as mentioned by objectors. However each application must be assessed on its individual merits based on its surroundings and history.

Objections to the Conservation Officer's comments have been made, these relate to his interpretation of policies. One queried the mention of Policy EQ1 within his comments; however this is a spelling error and should state policy EQ2.

The Landscape Officer has some concerns with the design, though acknowledges that the amended plans have improved the proposal, and considers the proposal to be subservient to Eastfield House. Furthermore he concludes that on balance whilst there is a negative landscape impact, it is localised and minimal and as such "too lightly weighted to tell against the proposal." If approved conditions are recommended in regard to the render colour and landscaping. Both of these elements have been discussed with the Agent and can be conditioned accordingly.

Regardless of the lack of a five year land supply, policies EQ2 and EQ3 are relevant and up to date policies within the Local Plan. An objector has referred to policy EQ2 and its statement; "development will be designed to achieve a high quality, which promotes South Somerset's local distinctiveness and preserves or enhances the character and appearance of the district." The objections received refer to the development not being in character with the area or local distinctiveness as it is not a dwelling with a pitched roof finished in natural stone. However the interpretations of policy EQ2 are not solely to do with design and materials, it also relates to the mass and proportions of the site and the spatial arrangements of the site. It is considered that the plot size and scale of the dwelling is acceptable, as is the use of render, which is used elsewhere in the village.

The NPPF, paragraph 60 states;

"Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness."

It is considered that this is an innovative design that reinforces local distinctiveness through the scale of the dwelling, plot size and use of the correct tone of render to blend with the natural and reconstituted stone used in the area.

It is considered that the proposed dwelling by reason of location, scale, design and materials will not cause significant harm to the setting of a listed building or the adjacent conservation area and does not adversely affect visual amenity in accordance with policies EQ2 and EQ3 of the South Somerset Local Plan and the NPPF.

**Residential amenity:**

The proposed dwelling is single storey with windows in all the elevations. Eastfield House is situated to the east of the property; there is an existing boundary hedge and proposed additional hedging on the boundary. To the west is Symes Farmhouse, this too is obscured by boundary hedging. To the south is garden area and to the north is the highway.

It is considered that by reason of the dwellings scale, location and boundary treatments there will be no adverse overlooking or overbearing to neighbouring properties in accordance with policy EQ2 of the South Somerset Local Plan.

**Highway Safety:**

County Highways have referred to Standing Advice and the SSDC Highway Consultant has requested plans indicating the visibility splays for the existing access to Eastfield House and the site. Amended plans have been received that are out for consultation showing that Eastfield House is to create a new access onto Eastfield Lane, under permitted development rights.

This has been discussed with the SSDC Highway Consultant and County Highways who have verbally stated that if the existing access is to serve one dwelling only then there is no requirement for improvements to the visibility.

An objection has been received in regard to this access and the need for it to be assessed, however the new access to serve Eastfield House is classed as Permitted Development, as it is onto an unclassified road. The access is also not shown within the red site line, as such this access has not been assessed by highways and would not be able to be refused as it is permitted development. However as it is shown within the blue site line a condition can be imposed to ensure that the access to the new dwelling is not used for Eastfield House and the Permitted Development access to Eastfield House is implemented prior to works starting on the new dwelling.



The plans indicate that there will be parking for 3 no. vehicles and turning, this meets the requirements of the Somerset County Council Parking Strategy.

It is considered that the existing access is acceptable to serve one dwelling and that the site can accommodate the necessary off road parking spaces. As such the proposal will not adversely affect highway safety in accordance with policies TA5 and TA6 of the South Somerset Local Plan.

**Other matters:**

Objections have been received in regard to the new dwelling detracting from the appeal of the village to tourists. The overall design of the dwelling is assessed within the visual amenity element of this report. The effects on tourism are not a material consideration when assessing the design of a new dwelling within a sustainable location.

**Affordable Housing Contributions:**

Following the recent court of Appeal decision, South Somerset District Council will not be seeking affordable housing contributions from schemes of 10 or less dwellings or where the gross floor area of buildings is less than 1000 sq. m. in line with the statement made by the Minister for Housing and Planning.

**Community Infrastructure Levy:**

Outline consent was granted prior to the formal introduction of CIL, as such there is no need for Form 0 to be filled out and the site is not liable for CIL.

**RECOMMENDATION**

Approve with conditions

01. The proposal provides for an appropriate scale of development that, by reason of appearance, landscaping, layout, scale, and use of existing access would not cause significant harm to the adjacent Conservation Area, the setting of a listed building, visual amenity, residential amenity or highway safety and would facilitate the development approved at outline stage. As such the proposal accords with policies EQ2, EQ3, TA5 and TA6, of the South Somerset Local Plan 2006 - 2028 and the provisions of the National Planning Policy Framework.

**SUBJECT TO THE FOLLOWING:**

01. The development hereby permitted shall be carried out in accordance with the following approved plans (except where directed otherwise by the conditions below)  
Drawing no. 01 Revision B received 11 December 2017  
Drawing no. 03 Revision C received 11 December 2017  
Drawing no. 04 Revision B received 11 December 2017  
Drawing no. 05 Revision B received 11 December 2017

Reason: For the avoidance of doubt and in the interests of proper planning.

02. The external render of the dwelling hereby approved shall be Alsecco Creative Colour System 1024, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to safeguard the appearance of the Conservation Area and the setting of a listed building to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan (Adopted March 2015).

03. The new natural stone wall, at the access point, hereby approved shall will be built from materials and in a style to match the north boundary wall ie. it will match in terms of the existing materials in

colour texture, bonding and mortar, as indicated on drawing no. 05 Revision B, unless otherwise agreed in writing by the Local planning Authority.

Reason: In the interests of visual amenity and to safeguard the appearance of the Conservation Area and the setting of a listed building to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan (Adopted March 2015).

04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows, doors or other openings other than those expressly authorised by this permission shall be constructed within the dwellinghouse hereby approved without the prior express grant of planning permission.

Reason: In the interests of visual amenity and to safeguard the appearance of the Conservation Area and the setting of a listed building to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan (Adopted March 2015).

05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwelling hereby approved without the prior express grant of planning permission.

Reason: In the interests of visual amenity and to safeguard the appearance of the Conservation Area and the setting of a listed building to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan (Adopted March 2015).

06. The area allocated for parking on the submitted plan, drawing number 4 revision B, shall be kept clear of obstruction at all times and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety further to policy TA6 of the South Somerset Local Plan 2006-2028.

07. Prior to commencement of works in connection with the dwelling hereby approved the access onto Eastfield Lane to serve Eastfield House, shown within the blue site line on drawing no. 01 Revision B, shall be fully implemented and only used in connection with Eastfield House.

Reason: In the interests of highway safety further to policy TA5 of the South Somerset Local Plan 2006-2028.

08. The existing access onto East Street shall only be used in connection with the dwelling hereby approved.

Reason: In the interests of highway safety further to policy TA5 of the South Somerset Local Plan 2006-2028.

09. The scheme of landscaping as shown on approved drawings nos. 04 Revision B and 03 revision C shall be carried out in the first planting and seeding season following the first use of the dwelling hereby approved or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and to safeguard the appearance of the Conservation Area and the setting of a listed building to accord with Policies EQ2 and EQ3 of the South Somerset Local Plan (Adopted March 2015).

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