

Officer Report On Planning Application: 19/03252/HOU

Proposal:	Carrying out of internal and external alterations, including replacement front porch, two-storey side extension, first floor rear extension and conversion of end store to form an annex.
Site Address:	Butterwell Farm, Lower Pitney Road, Pitney TA10 9AG.
Parish:	Pitney
TURN HILL Ward (SSDC Member)	Cllr G Tucker
Recommending Case Officer:	Cameron Millar
Target date :	21st January 2020
Applicant :	Mr R. Rice
Agent: (no agent if blank)	Mr Peter Clark, Lake View, Charlton Estate, Shepton Mallet BA4 5QE
Application Type :	Other Householder - not a Change of Use

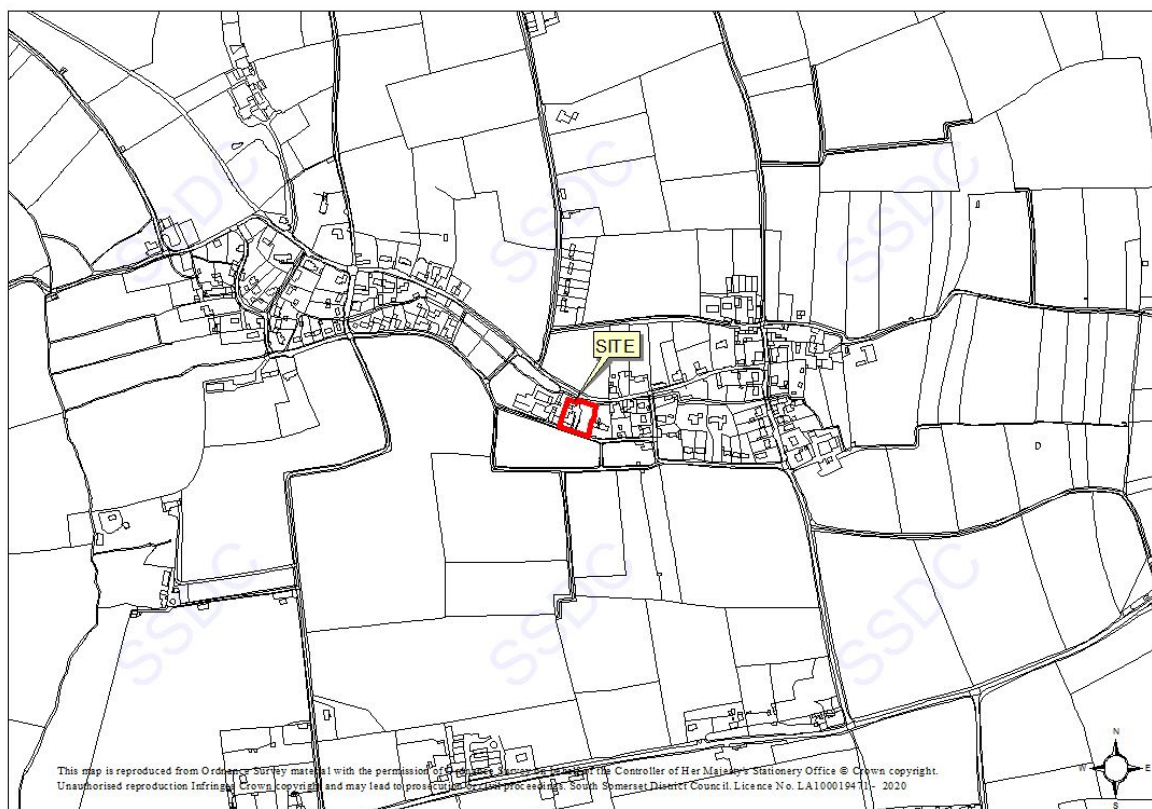
REASON FOR REFERRAL TO COMMITTEE

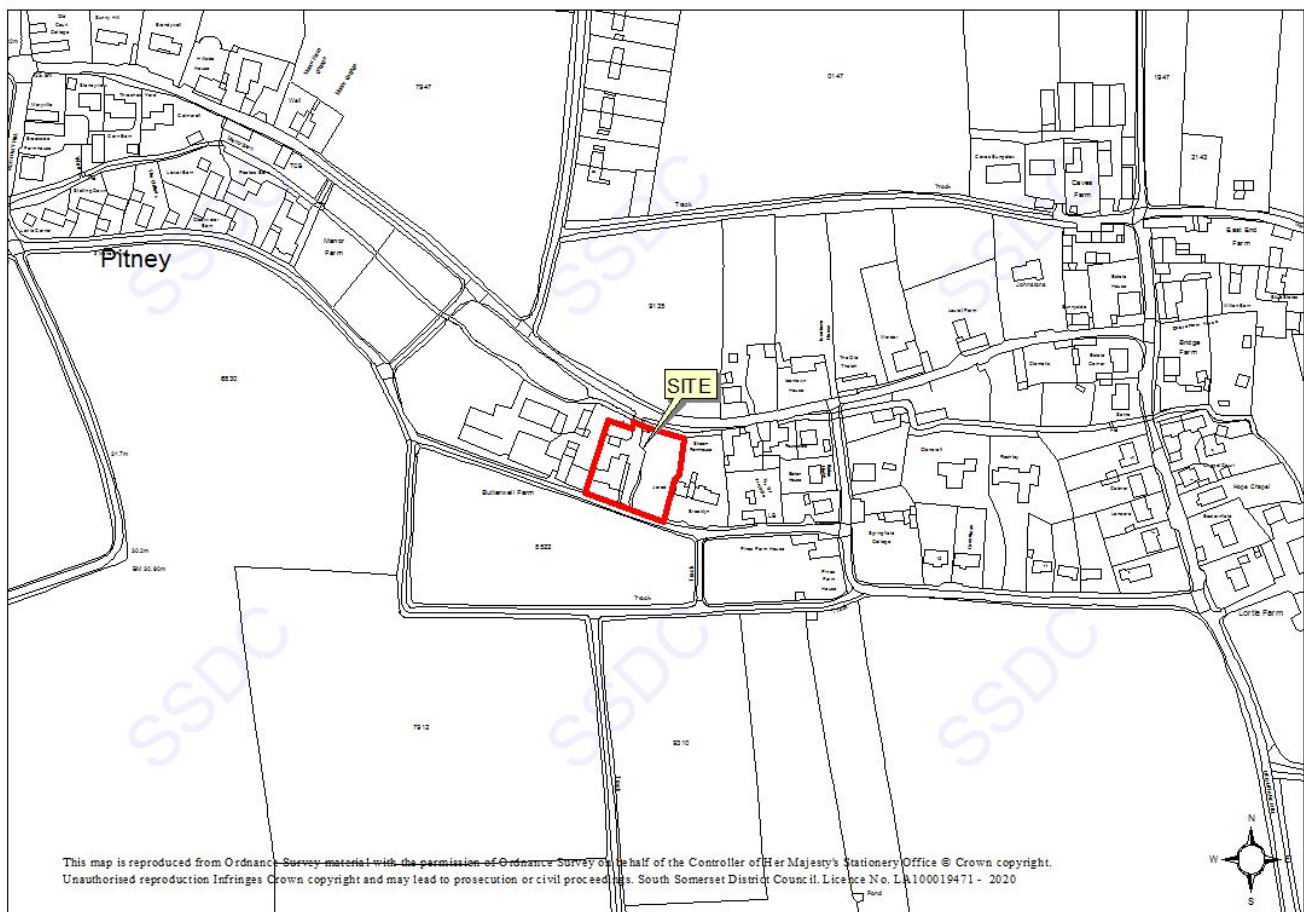
This application is referred to Area Committee at the request of the ward member and with the agreement of the Area Chairman to discuss the merits of the application.

Date of site visit: 13/12/2019

Neighbours/consultees correct: Yes

SITE DESCRIPTION





Description: Butterwell Farm is a Grade II listed traditional lias built farm house in the middle of Pitney, nestling in a dip between two lanes. The proposals are to make alterations internally and externally, including a replacement front porch, the erection of a two-storey side extension and first floor rear extension, as well as the conversion of an end store to form an annex.

Relevant History:

17/01177/LBC : Re-development of farm to include alterations to the farmhouse, erection of 2 new build dwellings and alterations, extensions and conversion of barns to form 3 further dwellings. Permitted with conditions - 25/04/2018

17/01176/FUL : Re-development of farm to include alterations to the farmhouse, erection of 2 new build dwellings and alterations, extensions and conversion of barns to form 3 further dwellings. Permitted with conditions - 25/04/2018

97/00673/FUL: Erection of extension to machinery shed - Permitted with conditions 12/05/1997

86/0603/LBC: Replacement of existing thatch roof with second-hand red clay tiles - Permitted with conditions 25/07/1986

Policy:

South Somerset Local Plan 2006-28:

Policy SD1 - Sustainable Development
Policy EQ2 - Design and General Development
Policy EQ3 - Historic Environment
Policy TA5 - Transport Impact of New Development
Policy TA6 - Parking Standards

NPPF:

Chapter 12 - Achieving Well Designed Places
Chapter 16 - Conserving and Enhancing Historic Environment

Planning Practice Guidance.

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

CONSULTATIONS

Town/Parish Council: Pitney Parish Council- " The Parish Council supported the application and felt that the plans were sympathetic and in keeping with the existing."

Highways Authority: Standing advice applies.

Highways Consultant: "Part of the proposal involves an alteration to the current on-site parking/turning arrangements. The proposals in this respect are acceptable and therefore no highways objection is raised. The use of the proposed annexe should be ancillary to the main residence and not used as a separate dwelling. This can be controlled or managed by condition."

SSDC Conservation Officer - "Thank you for consulting me on this application. My comments are based on the application documents and the Somerset Historic Environment record and a site visit on 16/01/2020.

The proposal is to internally reconfigure and add two extensions to the Grade II listed farmhouse, to replace the porch and convert the lean to stable into an annex.

Butterwell farm is a Grade II listed traditional lias built farm house in the middle of Pitney, nestling in a dip between two lanes. The farm house with its picturesque setting and views to it is an important historic asset in the village. The Statement of Heritage Significance accompanying the application describes the building and its phases in detail. Internal architectural features show that the core of the building is likely to be earlier than C18 and that it retains a three room and cross passage plan. The existing outshut and cross wing are subservient to the main building and compatible with its architectural character.

The proposal constitutes an overdevelopment of an historic Somerset farm house. It would lead to:

1. Loss of the historic floor plan
2. Change of building form and historic character
3. Loss of significant architectural features and fabric

The proposed alterations would severely harm the architectural and historic significance of the heritage asset and is therefore contrary to NPPF para 192, 193, 195 and Local Plan Policy EQ 2, 3.

There is an existing, more sympathetic consent for this building. I would be open to discussing slight variations to this proposal."

Archaeology SWHT - " Thank you for consulting us on this application.

As far as we are aware there are limited or no archaeological implications to this proposal and we therefore have no objections on archaeological grounds."

Ecology - Although not consulted on this application, Ecology have been consulted in the past to works at this site in application 17/01176/FUL, whereby swallows were discovered and condition 8 stated that alternative provision for swallows be made before works commenced. Protected species such as bats and nesting birds may be living or nesting in the eaves and roof spaces and so could be disturbed by these proposed roof changes and works. The proposals contain insufficient information to address these ecological issues.

Neighbour Comments: No representations were received.

Design/Layout/Materials: Whilst the materials are proposed to match the existing, it is considered that the proposal is unacceptable to the character of the building which is a Grade II Listed Building. The works combined would alter the historic floor plan, lead to the loss of architectural features and fabric, as well as change the building form and historic character of a listed historical asset in the village of Pitney.

Residential Amenity: It is not considered that the proposal would give rise to undue overlooking / loss of privacy or an overbearing relationship with neighbouring properties. Therefore it is considered that the development does not have an unacceptable impact upon amenity of neighbouring properties.

Highways: The proposal satisfies the requirements of the Somerset Parking Strategy 2013.

CIL: This Authority does not collect CIL from householder development.

Summary: As part of the application the conservation officer was consulted. The views of the conservation officer hold great weight. She considered that works would alter the historic fabric of the building, resulting in overdevelopment and loss of form, and introduce harm to the listed building. As such the proposed development is contrary to Policy EQ3 of the South Somerset Local Plan.

RECOMMENDATION

Refuse

For The Following Reasons:

01. The proposals are considered to be harmful to the historic exterior layout and character of this listed Building, in particular through the loss of the historic floor plan, unacceptable change of building form and to its historic character and the loss of significant architectural features and fabric, as such the proposals are considered not to respect the historic and architectural interests of the building and are contrary to policies EQ2 and EQ3 of the South Somerset Local Plan 2006-28, and the provisions of Chapter 16 of the National Planning Policy Framework 2019

02. The proposals contain insufficient information to assess the impact of the development upon protected wildlife such as nesting birds and bats which is contrary to Policy EQ4 of the South Somerset District Local Plan and advice contained in the National Planning Policy Framework (2019)
