

Officer Report On Planning Application: 20/00685/HOU

Proposal :	Proposed installation of 2No. dormer windows to the rear elevation following removal of 2No. existing roof lights.
Site Address:	Parsons Barn, Martock Road, Long Sutton TA10 9HT.
Parish:	Long Sutton
TURN HILL Ward (SSDC Member)	Cllr G Tucker
Recommending Case Officer:	Cameron Millar
Target date :	30th April 2020
Applicant :	Mr & Mrs P. Brand
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

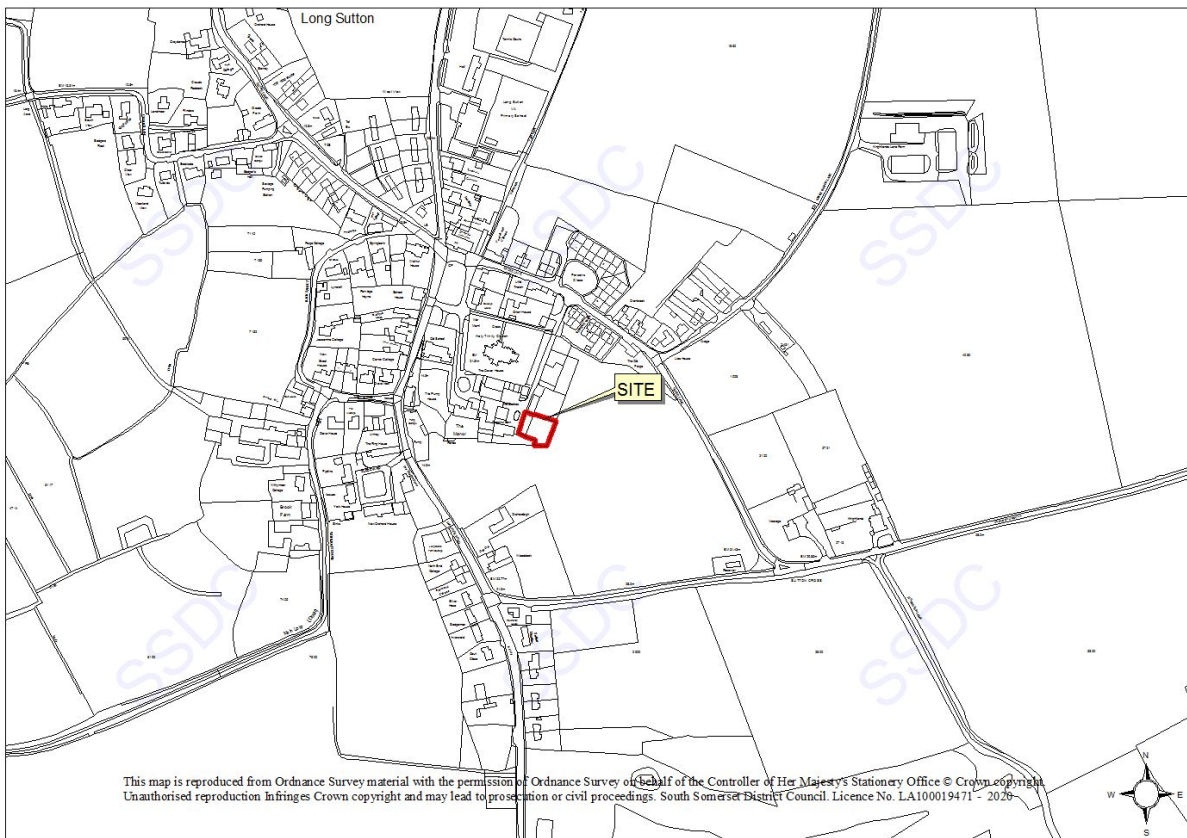
REASON FOR REFERRAL TO COMMITTEE

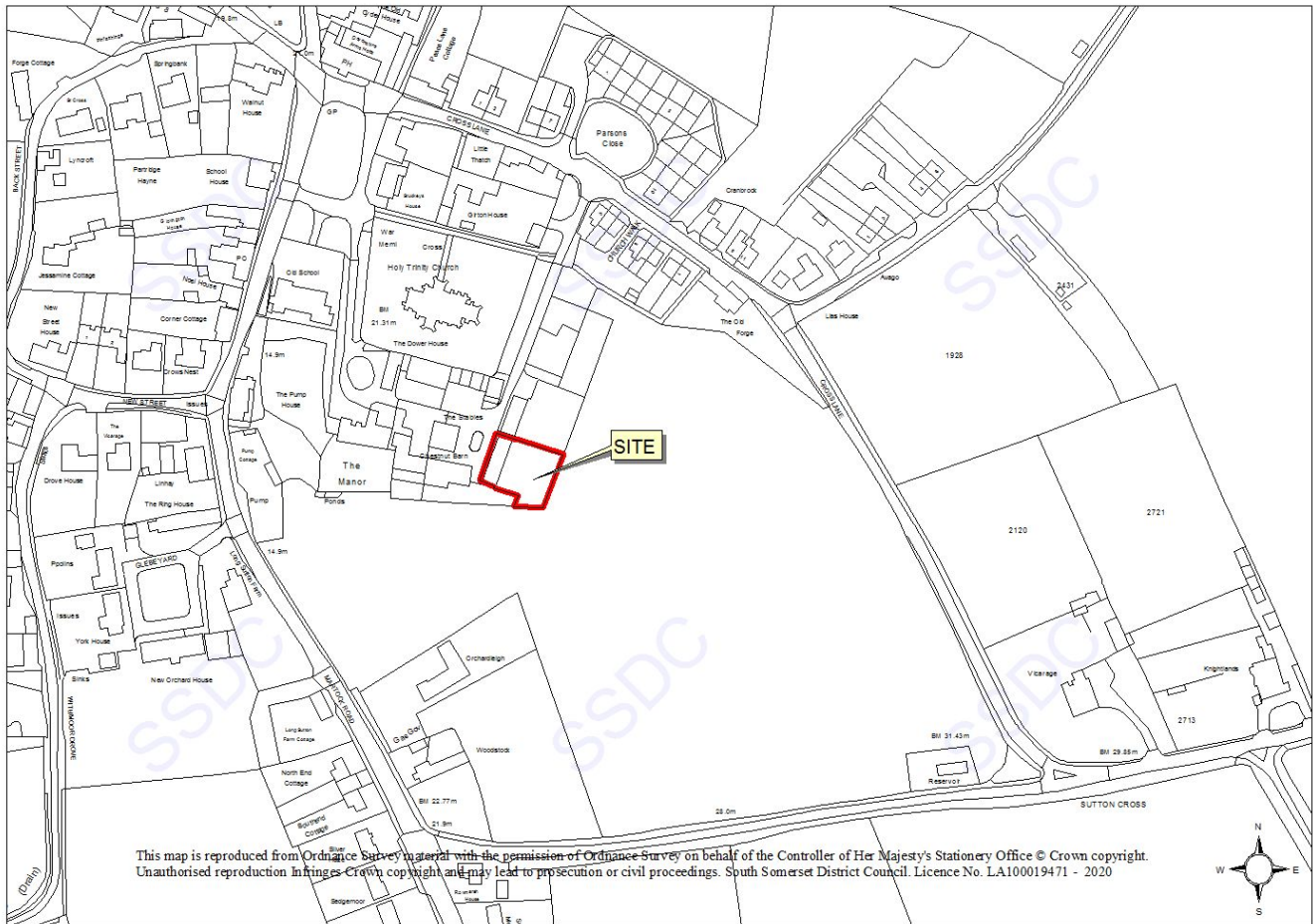
This application is referred to area committee at the request of the ward member and with the agreement of the Area Chairman to discuss the merits of the application.

Date of site visit: 11/04/2020

Neighbours/consultees correct: Yes

SITE DESCRIPTION





Description:

Parsons Barn is a listed two storey converted barn dwellinghouse constructed of natural stone lias, with clay double roman roof tiling that is listed due to its association with the Grade II* Manor Farm. Parsons Barn is located in the parish of Long Sutton, is also located within a conservation area and the setting of three listed buildings. The proposal is for the erection of two rear dormer windows, constructed of double roman clay roof tiling to match existing, leaded cheeks, black UPVC guttering, and double-glazed casement timber windows. These rooflights will replace two existing rear conservation rooflights. This application runs concurrently with 20/00686/LBC.

Planning History:

Recent and Relevant:

20/00686/LBC - Proposed installation of 2No. dormer windows to the rear elevation following removal of 2No. existing roof lights.

16/02066/FUL - Installation of 2 No. 230 mm diameter sunpipes over lounge. Granted 2016.

14/01038/FUL - Erection of a rear extension and insertion of first floor rooflight. Granted 2014.

04/02477/FUL - Conversion of barns to dwellings and associated works. Granted 2005.

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

Parish Council: Long Sutton Parish Council - " The Parish Council has no objections and support this application."

Highways Authority: "No Observations."

Highways Consultant: " No highways issues - no objection."

SSDC Conservation Officer: " The application site is in the conservation area and affects the setting of a Grade I listed church. I would consider dormers on a barn not compatible with the character of this type of building which is why they only had permission for roof lights. I would not consider dormers suitable in this highly sensitive setting and would refuse it on those grounds.

Please have a look at the HE guidance for barn conversions. <https://historicengland.org.uk/images-books/publications/adapting-traditional-farm-buildings/heag158-adapting-traditional-farm-buildings/>
'New dormer windows are generally inappropriate in all farm-building adaptations except where there is already evidence of their use.' Please also see the comments on rainwater goods on page 30.

There are wide views on the approach to the village of this elevation as you can see from the photo in the statement. The roofs of the barns are clearly distinct as building forms relative to the Manor house. Insertion of dormers would domesticate the building and severely harm its historic character of a barn."

Historic England: "On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers."

Neighbour Comments: No responses were received.

Design/Layout/Materials: The proposed rear dormers are to replace two existing rear rooflights, but would not affect the existing third rear rooflight. The dormers are to be constructed of double roman clay roof tiling to match the existing roof materials of Parsons Barn, with leaded cheeks, black UPVC guttering and double-glazed timber casement windows. The use of Black UPVC guttering is not considered appropriate in the use of this listed building due to its location within a conservation area and setting of other listed buildings, including the setting of Grade I listed Church of the Holy Trinity which is located

approximately 55 metres to the North-West of Parsons Barn. The proposed UPVC would match the existing guttering on Parsons Barn, however the explicit use of UPVC as a guttering material was not found within previous planning approvals. Instead of using UPVC, cast iron or extruded aluminium guttering would be a more suitable material for visual material, in line with Historic England guidance on adapting traditional farm buildings.

Moreover, the use of dormer windows on Parsons Barn are considered to demonstrably harm the character of the listed Parson Barn, the setting of listed buildings, and the character of the conservation area. The reasons for this are because dormers would domesticate the building and severely harm its historic character of a barn, and would be centrally visible from the right of way L 21/20 which is located approximately 25 metres to the rear of Parsons Barn and looks upon the setting of the proximate listed buildings ('The Granary' - Grade II listed located approximately 15 metres to the West, 'The Stable and Coach House' Grade II listed located approximately 50 metres North-West, 'The Manor House' Grade II* listed located approximately 45 metres to the West, and the previously mentioned Grade I listed The Church of The Holy Trinity) thus harming the setting of listed buildings and the character of the conservation area. In addition the dormers would also be visible from Cross Lane, one of the main roads of Long Sutton which would mean that the dormers would be visible for vehicles and pedestrians alike, and would demonstrably impact the character of the conservation area and setting of some of the most important historic buildings of Long Sutton. It is therefore considered that the use of UPVC and the principle of dormers on Parsons Barn would have an unacceptable demonstrable impact to the visual amenity and character of Parsons Barn and to the setting and character of the conservation area, as well as to the setting of locally important listed buildings.

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 the residential amenity of neighbouring properties.

Highways: The proposed development has no impact upon highway safety.

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

Summary: The Parish council have supported the proposed plans. Notwithstanding the parish support, the proposed development is considered to have an unacceptable demonstrable effect upon the visual amenity and character of Parsons Barn, the conservation area and the setting of listed buildings and recommended for refusal.

RECOMMENDATION

Refuse.

FOR THE FOLLOWING REASONS:

01. The proposal, by reason of its use of design, materials and prominent location, would cause demonstrable harm to the character of the curtilage listed barn conversion Parsons Barn, as well as causing demonstrable harm to the visual amenity and character of the conservation area and to the setting of locally important listed buildings and is therefore contrary to Policies EQ2 and EQ3 of the South Somerset Local Plan (2006-28) and the provisions of the National Planning Policy Framework 2019.
