

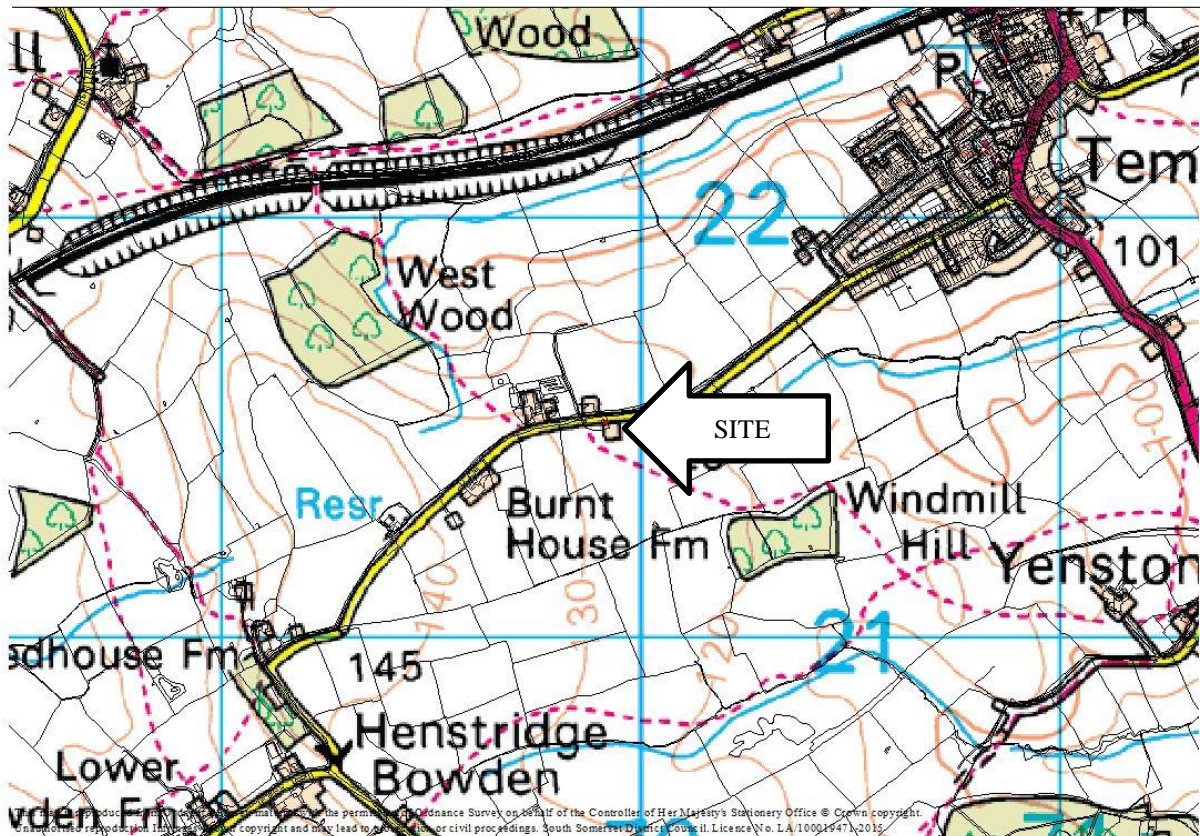
Officer Report On Planning Application: 15/00113/FUL

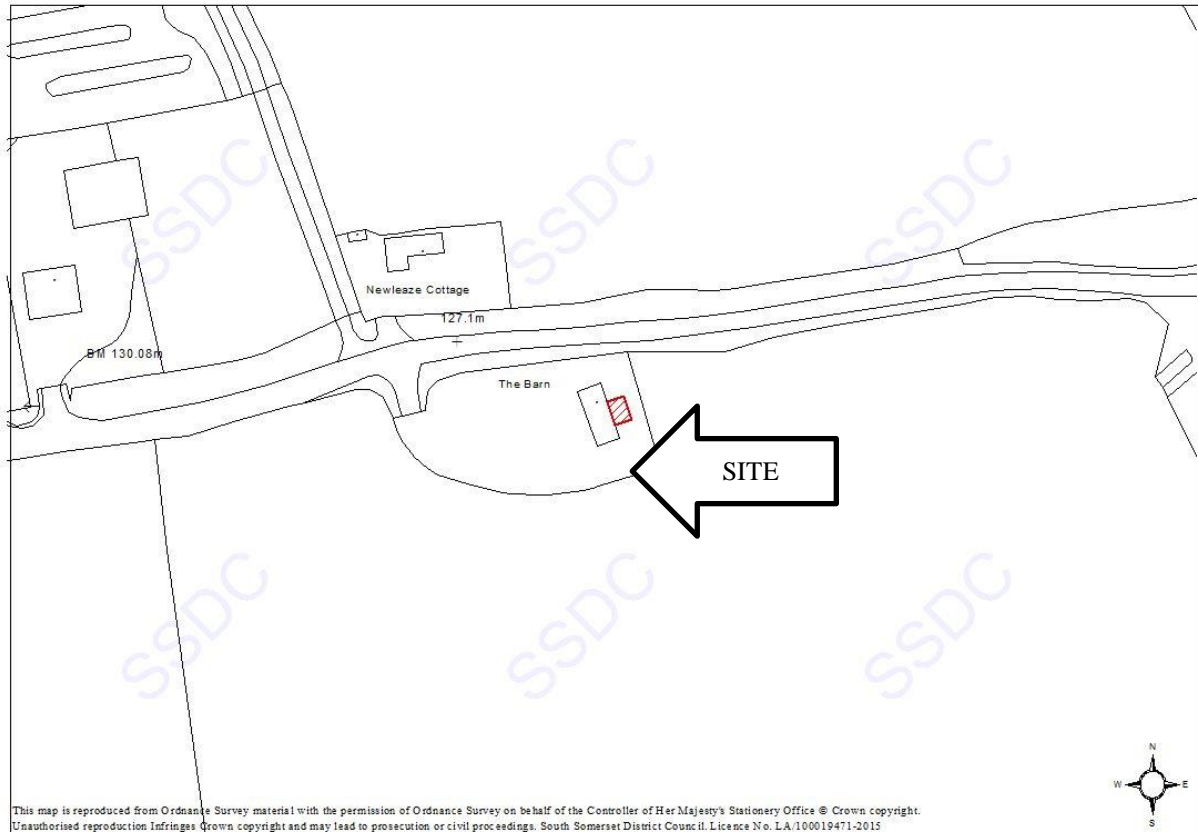
Proposal :	Erection of extension to existing dwelling (GR 369915/121508)
Site Address:	The Barn Bowden Road Templecombe
Parish:	Abbas/Templecombe
BLACKMOOR VALE Ward (SSDC Member)	Cllr T Inglefield Cllr W Wallace
Recommending Case Officer:	Lee Walton Tel: (01935) 462324 Email: lee.walton@southsomerset.gov.uk
Target date :	9th March 2015
Applicant :	Mr & Mrs A Raymond
Agent:	Mr Michael Williams Clive Miller And Associates Ltd Sanderley Studio, Kennel Lane, Langport TA10 9SB
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL

This application is referred to the Committee at the request of the Ward Members with the agreement of the Area Chairman to enable the comments of the Parish Council to be fully debated.

SITE DESCRIPTION AND PROPOSAL





The application site is prominently located on rising ground and south of the highway it is the only built form. The conversion established a simple residential barn of roughly rectangular layout, having pitched roofs to front and back, with gable ends.

The proposal seeks the erection of an extension to the existing dwelling that involves a large central wing within the eastern elevation.

HISTORY

15/00202/DPO - Discharge of legal agreement (ref: 96/01921/FUL) dated 7.4.1997 to allow more than 2 bedrooms, approved. (OFFICER Note: This appears to have been unnecessarily restrictive, and provided an additional layer of protection, while the planning conditions that remain would permit continuing controls to safeguard character and consider both design and scale involving future enlargement(s)).

11/03020/FUL - Erection of an agricultural building for the storage of fodder and farm machinery, Approved.

11/01597/AGN - Erection of a steel portal framed building for the storage of agricultural equipment and fodder, Planning permission is required.

03/02073/FUL - The Erection of a porch and garage (resubmission of 02/02597/FUL), Approved.

02/02597/FUL - The Erection of a porch and garden store, Refused.

01/00970/FUL - Revised elevations to the Barn as approved 96/01921/FUL to comply with Building Control Regulations, Approved.

96/01921/FUL - Alterations and conversion of barn into a dwelling house (revised scheme)

94/02189/FUL - Alterations and conversion of redundant barn into a dwelling house, Approved.

POLICY

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

For the purposes of determining current applications the local planning authority considers that the adopted development plan comprises the policies of the South Somerset Local Plan 2006 2028 (adopted March 2015).

Policies of the South Somerset Local Plan (2006-2028)

EQ2 - General Development

EQ3 - Historic Environment

National Planning Policy Framework - March 2012

Chapter 7 - Requiring Good Design

Chapter 12 - Conserving and Enhancing the Historic Environment

National Planning Practice Guidance

CONSULTATIONS

Abbas/Templecombe Parish Council - No objections provided the appropriate materials are used to match the existing building.

SSDC Conservation Officer - The significance of this building lies in its simple structure, as well as its isolated positioning at the edge of a large field. This does result in the barn having a high degree of prominence in its position alongside Bowden Road. As with many farm buildings, the unbroken and simple roof slope is a strong characteristic of this building and is one of the key elements that reflects its historic use as a barn.

I am of the view that the proposed extension does cause harm to the simple structure of the barn, will be highly prominent from the public road and will greatly impact upon the existing roofline of the barn, even though the ridge height is proposed to be lower.

I would recommend refusal on the basis that the character and significance of this non-heritage asset would be lost through the proposed alterations. (OFFICER Note: Following the above comments the agent submitted further information indicating the actual works undertaken on site to the effect of a major rebuild. Notwithstanding, the resulting structure continues to exhibit a simple barn and as such the conservation officer's response remains unchanged).

County Rights Of Way - General comments made.

County Highways - standing advice applies, to consider parking and turning.

REPRESENTATIONS

None

CONSIDERATIONS

Principle of Development:

As a householder application there is support in principle. Planning conditions attached to planning permission ref: 96/01921/FUL, namely, conditions 7 (extensions) and 8 (alterations to the external appearance) permit further consideration to be given to proposals where this

affects the barn conversion's character and appearance. Accordingly the main considerations include character and appearance, highway safety and neighbour amenity.

Character and Appearance:

The barn conversion, notwithstanding the slight alterations made to the approved scheme during the conversion is not dissimilar to what had stood on site prior to its conversion (ref: 96/01921/FUL) to a dwelling. The building is representative of the building that had stood on this site for perhaps a century or more, and on this basis the Conservation Officer has sought refusal because of the disruption and loss of character entailed by the proposal.

The barn's character as retained is its simplicity with a roughly rectangular floor plan, pitched roofs to front and back, and gable ends. Given the site's isolation and prominent position it is considered important to protect this simple agricultural character that is representative of its former self. While it is considered that there is scope to extend the building it is equally important that this is done sympathetically whilst retaining the valued agricultural qualities that are identified.

The proposal seeks a substantial central wing that significantly projects outwards (4.6m) from the east elevation. The proposed design makes for a much more complex design. It's a miniature tithe barn rather than the simple field barn from which it derives. As such the type and form of extension has a detrimental impact on character.

Highway Safety:

It is considered that there is an acceptable level of parking and turning within the site and that the proposal generally accords with the highways' standing advice.

Neighbour Amenity:

It is considered that the proposal would not unacceptably harm the residential amenity of occupiers of adjacent properties by disturbing, interfering with or overlooking such properties.

RECOMMENDATION

Refuse for the following reason:

01. The proposed extension would, having regard to the prominence and external appearance of the barn conversion, detract from the appearance of that building, by reason of its design, scale and location that would constitute an intrusive feature, out of character with this former field barn contrary to Policy EQ2 and EQ3 of the South Somerset Local Plan 2006-2028, and the NPPF.

Informatives:

01. The applicant is advised that there are opportunities to extend the barn but that this should be undertaken sympathetically to retain the simple agricultural character of the original barn conversion.