

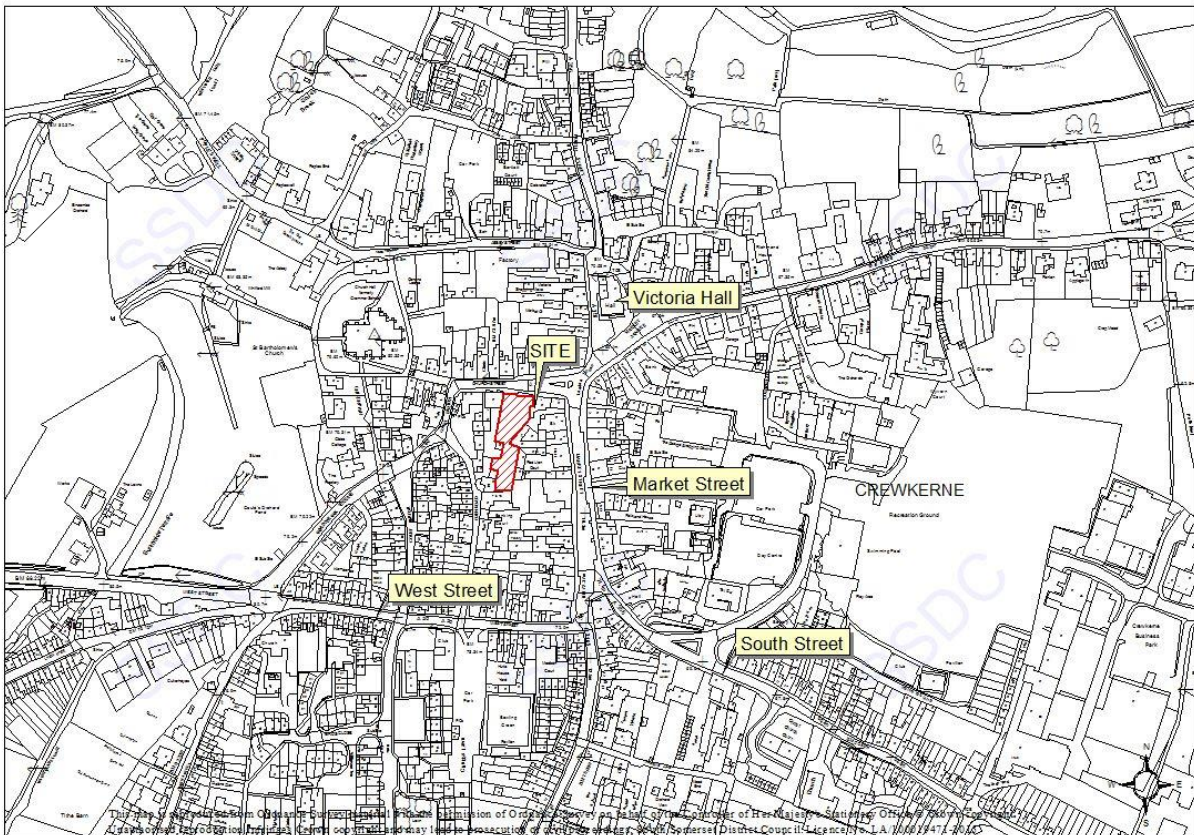
Officer Report on Planning Application: 15/03173/LBC

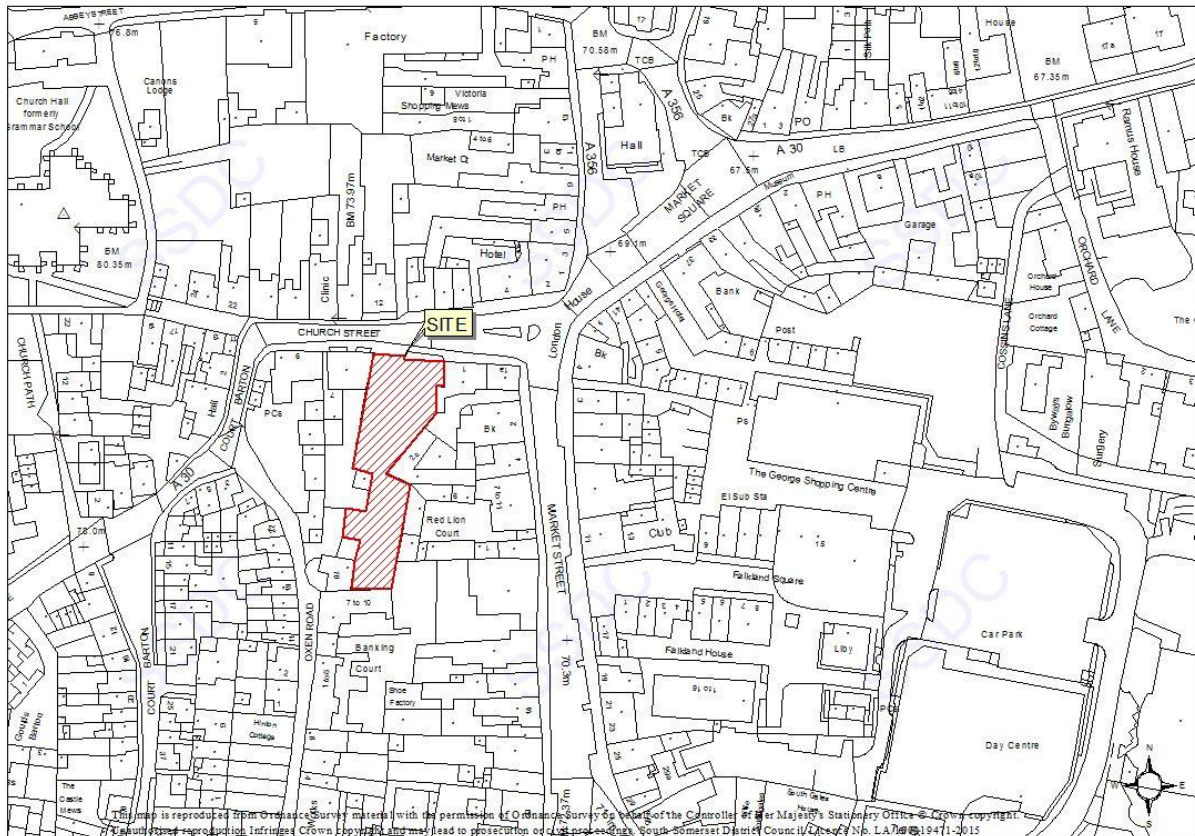
Proposal:	Internal alterations to separate annexe from 3 Church Street for use as independent dwelling (GR 344063/109752)
Site Address:	3 Church Street Crewkerne Somerset
Parish:	Crewkerne
CREWKERNE TOWN Ward (SSDC Member)	Cllr M Barrett Cllr M Best Cllr A M Singleton
Recommending Case Officer:	Diana Watts Tel: (01935) 462483 Email: diana.watts@southsomerset.gov.uk
Target date:	14th September 2015
Applicant:	Mr And Mrs Dominic Simpson
Agent: (no agent if blank)	Mr Chris Baranowski Higher Diary House Allowenshay Hinton St George TA17 8TB
Application Type:	Other LBC Alteration

REASON FOR COMMITTEE CONSIDERATION

The owner of the property is a District Councillor.

SITE DESCRIPTION AND PROPOSAL





Kincora is grade 2* listed building fronting Church Street in the centre of Crewkerne within the Conservation Area. It comprises a fine early 18th century stone house with a 17th century wing to the rear and a late 19th century wing to the right. The latter wing is a two storey extension with double timber doors providing vehicular access off Church Street. There is also an access with parking to the rear of the garden off Oxen Road.

This application proposes internal alterations in order to facilitate the separation of this 19th century extension from the main house to create an independent 3 bedroom dwelling. It is understood that this extension has been used as an annex to the house as ancillary family accommodation but also let separately to tenants over the last ten years.

The application is accompanied by a Design and Access Statement which explains:

- The proposal is to separate the annex part of the property for use as an independent dwelling
- The main house would retain the existing living room, dining room, family room, kitchen, utility room and five bedrooms with en-suite bathroom.
- The existing first floor bathroom in the main house would be added to the annex accommodation to be converted into a bedroom (alterations to include reinstating a former door opening, existing partition to be removed and new door and lining inserted into opening, existing door removed and new partition added).
- The annex would comprise 3 bedrooms with living room, kitchen/dining room and bathroom.
- Part of garden would be retained by annex and copper beech hedging to define boundary
- Existing access to rear to main house would be retained and include a double garage and additional car parking space.
- Existing access from Church Street into annex would be retained and includes space for two cars within courtyard/passageway.

HISTORY

Use of access and parking off Oxen Road acquired in 2012; prior to that the access off Church Street was the only access.

91/00754/FUL - Use of outbuilding/garage for retail purposes - approved 1991

86524 - Change of use from vet's surgery and dwelling to single dwelling - approved 1970

POLICY

Section 16 of the Listed Building and Conservation Areas Act is the starting point for the exercise of listed building control. This places a 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'

Whilst Section 38(6) of the 2004 Planning Act is not relevant to this listed building application, the following policies should be considered in the context of the application:

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)

EQ2 - General Development

EQ3 -Historic Environment

Policy related material considerations

National Planning Policy Framework - March 2012

Chapter 7. Requiring Good Design

Chapter 12 - Conserving and Enhancing Historic Environment. This advises that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'

CONSULTATIONS

Crewkerne Town Council: No comments received

Historic England - Our specialist staff have considered the information received and do not wish to offer any comments on this occasion. This application should be determined in accordance with national and local policy guidance and on the basis of your expert conservation advice.

Conservation Officer - You will be aware that this is a grade ii* listed building in a conservation area.

The division proposed is along the line of the phasing of the building. The older part of the house has the greatest significance and the proposal does not erode the significance or do harm to the building, which has been lived in as two dwellings for a number of years.

REPRESENTATIONS

A site notice was posted (Listed Building in Conservation Area). No representations have been received.

CONSIDERATIONS

Impact on character and appearance of the listed building

This is an impressive grade 2* listed building within the Crewkerne Conservation Area. The annex extension looks like a separate dwelling from Church Street with its own front door, vehicular access and design distinct from that of the main house. As highlighted by the Conservation Officer, the proposed division is along the line of the phasing of the building. Minimal alterations are proposed internally and these would preserve the historic fabric and character of the building. Externally, the proposed beech hedging would provide a sympathetic division of the garden which is characterised by mature planting and irregular semi-enclosed spaces.

The alterations required to the kitchen window, in order to safeguard privacy (referred to in the associated planning application 15/03172/FUL) have been discussed with the Conservation Officer and as the window is not of historic significance, they are considered acceptable.

It is considered therefore that the proposal would protect this designated heritage asset.

RECOMMENDATION

Approve with conditions

01. The proposal, due to its design and layout, respects the character and appearance of the Listed Building, in accordance with the aims and objectives of policies EQ2 and EQ3 of the South Somerset Local Plan (Adopted March 2015) and the National Planning Policy Framework.

SUBJECT TO THE FOLLOWING:

01. The works hereby granted consent shall be begun before the expiration of three years from the date of this consent.

Reason: As required by Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

02. The works hereby permitted shall be carried out in accordance with the following approved plans: location plan, drawing nos 1505.06, 15505.07, 1505.08, 1505.09, 1505.10, 1505.11 and 1505.12 received 1 July 2015 and 20 July 2015.

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