

OFFICER: Lee Walton (01935) 462324

APPL.NO: 08/01616/FUL APPLICATION TYPE: Full Application

PARISH: Long Sutton WARD: TURN HILL

DESCRIPTION: Conversion of barn to form annexe/garaging. GR (348096/125224)

LOCATION: West Knole House, Knole, Long Sutton, Langport, Somerset TA10 9HY

APPLICANT: Ms S Hayes

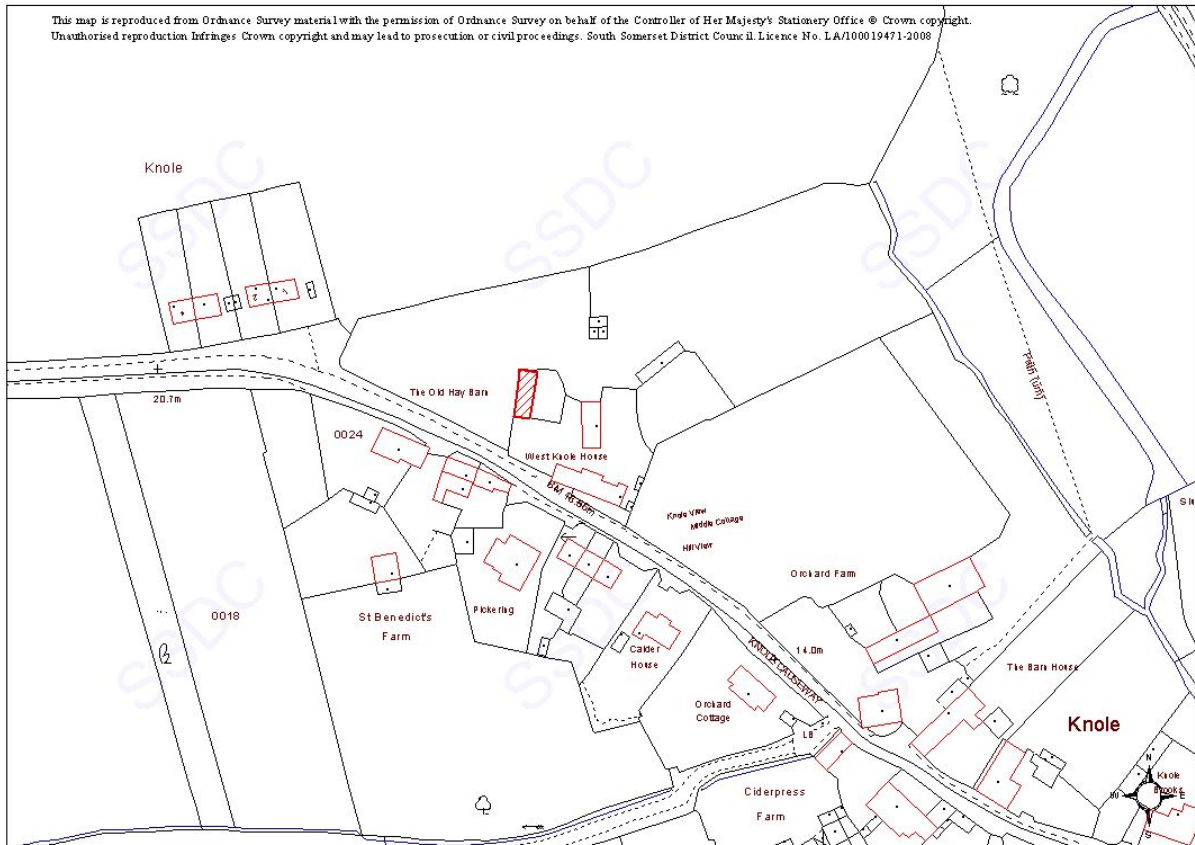
AGENT: Paul Rowe, Paul Rowe Architectural Services, The Nook, Lyddons Mead, Chard, Somerset TA20 1HD

DATE ACCEPTED: 3 April 2008

Reason for Referral to Committee

The Chairman requests that this application is considered by the Committee in order to assess the impact of this development on the character and setting of the listed building.

Site Description and Proposal



West Knole House is a grade II listed building. A former farmhouse dating from the late 16th century it is constructed of Lias stone with ham stone dressings and a thatched roof. To the rear of the property are a number of detached barns, which are situated in fairly close proximity to the farmhouse. The site is located in the hamlet of Knole approximately 1.2km to the east of Long Sutton. It is a rural location and there are open fields to the side and rear of the site.

The proposal is for the conversion of one of the outbuildings to form a one bedroom annexe to the main dwelling and preserves the scale and dimensions of the existing structure so far as related to the annexe element. The remainder - the garaging will repeat the extant

permission in terms of depth and height. This application forms part of the extant permission under 07/04938/FUL.

History

07/04938/FUL - Conversion of barn to form 1 unit of living accommodation for holiday let together with associated garaging and access. Approved

07/04939/LBC - Conversion of barn to form 1 unit of living accommodation for holiday let together with associated garaging and access. Consent Granted.

07/00675/LBC - The conversion of barns to form one unit of living accommodation for holiday let and associated garages and stabling, and new access. Refused.

07/00565/FUL - Conversion of barns to form 1 unit of living accommodation for holiday let together with associated garaging, stables and store. Refused.

01/01715/COU - Retention of timber jetty and continued use for recreational purposes (approved October 2001)

01/01138/TCA - Notification of intent to fell one Leyland Cypress tree in Conservation Area (Permitted June 2006)

97/02675/FUL - Conversion of farm building into one unit of holiday accommodation including reconstruction of roof and external walls (permitted January 1998)

930781 - Conversion of farm building into one unit of holiday accommodation (approved June 1993)

890832 - Demolition of lean-to, re-thatching and alterations to rear elevation (approved May 1989)

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under 54A of the Town and Country Planning Act 1990 and requires that decisions must be made in accordance with relevant development plan documents unless material considerations indicate otherwise.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires -(1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 require authorities considering applications for planning permission or listed building consent for works that affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of the building.

Relevant Development Plan Documents:
Regional Spatial Strategy VIS1, VIS2, EN4

Somerset and Exmoor National Park Joint Structure Plan
STR1 - Sustainable Development
STR6 - Development Outside...
9 - Historic Environment

South Somerset Local Plan 2006
ST3 - Development Areas, South Somerset Local Plan
ST5 - General Principles of Development
ST6 - Quality of Development
EH1 - Conservation Areas
EH3 - Listed buildings

EH5 - Setting of listed buildings
EH6 - Conversion of Buildings in the Countryside

Consultations and Representations

Parish Council - object to the planning application on a number of grounds:

Firstly, more development on the site is unacceptable, there is already lots of development planned for the site and more would harm the character of West Knole House (a listed building), secondly, the felling of a mature pear tree is totally unnecessary. The access track could be moved over slightly to protect the tree.

Conservation Officer - Subject to appropriate conditions, no objection.
SSDC Technical Services - No comment.

County Highway Authority - Two conditions proposed restricting the unit's use to the private use of the occupant and non-fragmentation.

Neighbours - A site notice (listed building) was posted on site and an advertisement published. There were 9 letters were issued. Five objections were received expressing concern at over development, additional traffic and character.

Key Issues

The main considerations are conservation related: the character and setting of the listed building and the character and appearance of the conservation area, as well as the presence of the extant planning permission that covers this outbuilding the subject of the current planning application.

Extant permission:

This covers a wider area of the site and involved the access, holiday let conversion and the garaging (to which the current application relates). The proposal takes the enlarged structure and retains the increase in height and depth, so far as the garage element is concerned but reduces the height and lessens the depth related to the annexe accommodation. The external appearance of the annexe retains a simple character.

Annexe:

The fundamental change is the use to which this part of the structure is to be put, namely the residential accommodation that is sought. The proposal is for an annexe as against a holiday let use. An annexe is to be used by the occupants of the main dwelling and may include family members, visitors to the family home or staff accommodation. In planning terms the proposal is not an additional dwelling, neither is it a holiday let, but should be seen as an extension of the general occupation of the main dwelling. County Highways have not commented on the scheme given that the proposal is for an annexe rather than holiday let type accommodation. A condition would restrict its use to domestic overflow accommodation.

Character and appearance:

Neighbour comments have objected to the scale of development on site and that the annexe represents overdevelopment, introducing an additional residential unit on site. Part of the outbuilding remains as existing. The residential use is not considered to have altered the appearance and the conservation officer is supportive of the application.

The listed building offers certain constraints in terms of further enlargement and the use of a detached element of accommodation allied with occupation of the main dwelling is one means of achieving additional space.

Other Matters:

Neighbour responses have queried why one of the holiday lets could not be used as the annexe. However, we have the current proposal to be considered on its own particular merits, and it is noted that no objection has been given by the conservation officer. Reference was made to additional traffic, but Highways have raised no difficulty with the presence of an annexe. Conditions attached to the extant permission to cover bats and birds is proposed. With regard to the pear tree and access these are not matters connected with the current application which is restricted by its red outline to the outbuilding itself.

RECOMMENDATION:**APPROVE**

The proposal is of a design in terms of materials, detailing and scale, which does not adversely affect the character of the Listed Building, the character and appearance of the conservation area or neighbour amenity in accordance with the aims and objectives of policies EH1, EH5, ST5, ST6 of the South Somerset Local Plan 2006.

Application Permitted with Conditions

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The development hereby permitted shall not be commenced (including any demolition) until a bat and bird survey report has been submitted to and approved in writing by the Local Planning Authority. The survey(s) shall ascertain to a reasonable degree of certainty, the likelihood of presence and impact to bats and birds, or any other protected species that may be affected. The survey shall be undertaken by an appropriately qualified person (preferably a licensed bat consultant) at an appropriate time of year and using techniques and equipment appropriate to the circumstances.

In the event of the above survey(s) concluding any potential impact to bats or other protected species, or significant impact to birds, full details of a mitigation plan containing measures for the avoidance of harm, mitigation and compensation, shall be submitted to and approved in writing by the Local Planning Authority. The mitigation plan shall be based upon an up to date survey(s) (usually no older than 12 months). The approved mitigation plan shall be implemented in complete accordance with its contents, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect legally protected species of recognised nature conservation importance in accordance with policy EC8 of the South Somerset Local Plan 2006.

03. If the development hereby approved does not commence within the period of one year from the date of the last survey pursuant to the condition above, and any corresponding approved mitigation plan, a further survey and mitigation plan, compliant with the condition above, shall be commissioned to ascertain any changes in bat and bird presence or impact, and submitted to the Local Planning Authority for prior written approval before work commences.

Reason: To protect legally protected species of recognised nature conservation

importance in accordance with policy EC8 of the South Somerset Local Plan 2006.

04. The particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs shall match the existing areas to which any new work relates. Such particulars will include the detailed finish (rough sawn, hand tooled, etc.)

Reason: in the interests of the special architectural and historic interests of the listed building, guidance given in PPG15 and policy EH3 of the South Somerset Local Plan 2006.

05. No work shall be carried out on site unless full details the new natural stonework walls, including the materials, coursing, bonding, mortar profile, colour, and texture along with a written detail of the mortar mix, have been provided in writing; this shall be supported with a sample panel to be made available on site and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the agreed details, and the sample panel shall remain available for inspection throughout the duration of the work.

Reason: in the interests of the special architectural and historic interests of the listed building, guidance given in PPG15 and policy EH3 of the South Somerset Local Plan 2006.

06. No works shall be undertaken on site unless the following details have been submitted and a sample panel provided on site for inspection and written approval of the Local Planning Authority:

- a) Full details, including elevational drawings, to indicate the areas to be repointed.
- b) Details of the method of removal of existing pointing. In this regard mechanical tools shall not be used,
- c) Details of the mortar mix, and
- d) A sample panel of new pointing that shall be carried out in the agreed mortar.

Reason: in the interests of the special architectural and historic interests of the listed building, guidance given in PPG15 and policy EH3 of the South Somerset Local Plan 2006.

07. No work shall be carried out on site unless details of the design, materials and external finish for all new doors, windows, boarding and openings have been submitted to and approved in writing by the Local Planning Authority. This will include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the character of the listed building in accordance with policy EH3 of the South Somerset Local Plan (Adopted April 2006).

08. No work shall be carried out on site unless design details of all roof eaves, verges, watertabling, corbels and abutments, including detail drawings at a scale of 1:5, shall be submitted to and approved in writing by the Local Planning Authority. Such details shall not involve the use of barge boards but shall identify mortar filleting and the use of flashings as appropriate and once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the character of the listed building in accordance with policy EH3 of the South Somerset Local Plan 2006

09. No work shall be carried out on site unless all new cast metal guttering, down pipes, other rainwater goods, and external plumbing have been submitted to and approved in writing by the Local Planning Authority. Such details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: in the interests of the special architectural and historic interests of the listed building

10. No work shall be carried out on site unless details of the roof lights have been submitted to and agreed in writing by the Local Planning Authority. Unless otherwise agreed in writing, the roof lights shall be top hung and flush with the roof covering. Such approved details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: in the interests of the special architectural and historic interests of the listed building

11. The garage hereby permitted shall have vertically-boarded, side hung doors of timber, details of which shall be submitted to and approved in writing by the local planning authority. Subsequently, the materials shall not be changed without the prior written consent of the local planning authority.

Reason: In the interests of the character and setting of a listed building in accordance with policy EH3 of the South Somerset Local Plan 2006.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) the use of the garage hereby permitted shall be limited to the domestic and private needs of the occupier and shall not be used for any business or other purpose whatsoever.

Reason: The site is located beyond any development area where residential development is restricted while ancillary accommodation may be acceptable in accordance with policy ST6 of the South Somerset Local Plan 2006.

13. The accommodation to be provided as part of this development shall remain as permanent ancillary accommodation to the main dwelling and shall be occupied only by persons of the same household. There shall be no sub division of this single residential planning unit.

Reason: The site is located beyond any development area where residential development is restricted while ancillary accommodation may be acceptable in accordance with policy ST6 of the South Somerset Local Plan 2006.
