

OFFICER: Linda Hayden 01935 462534

APPL.NO: 08/00568/FUL APPLICATION TYPE: Full Application

PARISH: Kingsbury Episcopi WARD: BURROW HILL

DESCRIPTION: Formation of access, rebuilding of barn (with some conversion) to form two dwellings and the erection of a garage block (GR 342549/120122)

LOCATION: Bridge Farm, Stembridge, Martock, Somerset TA12 6BP

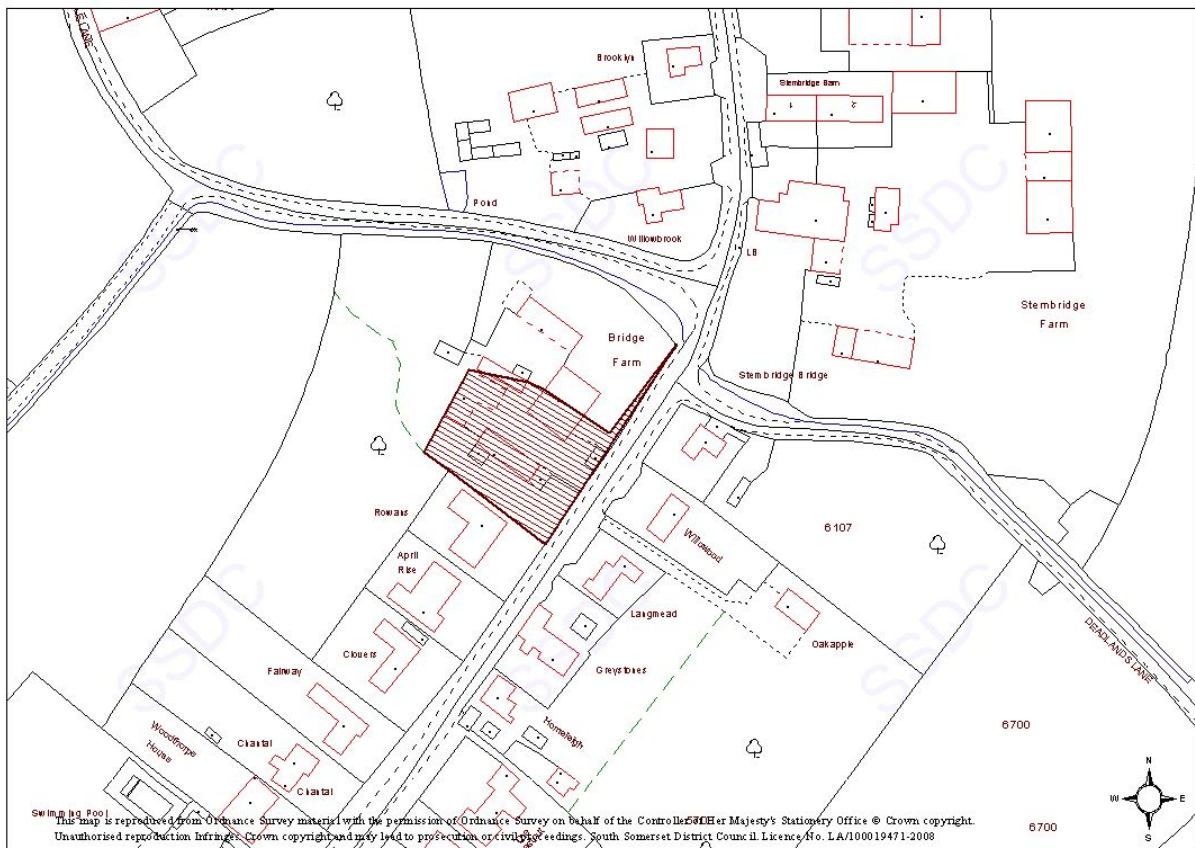
APPLICANT: Miss R Brown and Mrs S Loder

AGENT: Symonds and Sampson, 2 Court Ash, Yeovil, Somerset BA20 1HG

DATE ACCEPTED: 8 April 2008

This application is to be considered by the Committee at the request of Cllr Yeomans with the agreement of the Area Chairman Cllr Palmer in order to allow Members to consider the issues more fully.

Site Description and Proposal



The site comprises a very dilapidated stone barn, with a number of other agricultural buildings. The site has a raised bank on the southern boundary and is adjoined on this boundary by a detached bungalow. This detached property sits very close to the southern boundary and has a number of windows overlooking the site. To the north there are a range of agricultural buildings. Opposite the site are detached residential properties.

This application proposes the conversion of the existing stone barn and the demolition of surrounding outbuildings. It is however considered that the existing structure is not capable of conversion rather the barn will have to be re-built hence the description of development has been change to 'rebuilding with some conversion'. Most of the other buildings on the site will be demolished to make way for the development. An older barn to the north is to remain and a new garage block is also proposed to the north.

Access is to be via an existing opening onto New Cross Hill.

With regard to the existing dilapidated barn proposed for re-building/conversion, it is understood that works began on the conversion a number of years ago under a previous consent but much of the building collapsed whilst undergoing the alterations. There is very little of the western part of the barn left and the remaining portion to the south appears to be in a very poor state of repair. The other existing barns appear to be structurally sound and were being used for agricultural storage at the time of the site visit.

History

There is a lengthy planning history for the site, of particular relevance are:-

04/02814/FUL - Retention of existing three-sided concrete and asbestos barn for dry storage purposes (variation of condition no.2 of 00/01856/FUL). Approved 17/11/2004

02/02917/OUT - Redevelopment of existing agricultural units for residential use. Refused 03/12/2002 and subsequent appeal dismissed 15/08/2003.

00/01856/FUL - Formation of access, conversion of barn into two dwellings and the erection of a garage block (renewal of 94/02120/FUL). Approved 27/10/2000.

94/02120/FUL - Formation of access, conversion of barn into two dwellings and the erection of a garage block (renewal) Approved 21/12/95

902165 - Outline application for the demolition of barns and the erection of two dwellings. Refused 14/12/90, subsequent appeal dismissed 11/9/91.

89/01817/FUL - Conversion of barn into two dwellings and erection of garage block. Approved 03/04/90

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A 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.

Relevant Development Plan Documents
Regional Spatial Strategy September 2001:
VIS1 Expressing the Vision
VIS2 Principles for Future Development

Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011:
Policy STR1 - Sustainable Development
Policy STR6 - Development outside towns, rural centres and villages

South Somerset Local Plan (Adopted April 2006):
Policy ST3 - Development outside development areas
Policy ST6 - The Quality of Development
Policy EH7 - The change of use of existing buildings outside defined development areas to residential use

PPS7 Sustainable development in rural areas (2004).

Consultations

The County Highway Authority comment:-

'Whilst the site is located within the urban area of Stembridge the site is remote from adequate services and facilities, such as, education, employment, health, retail and leisure. In addition, public transport services are infrequent. As a consequence, occupiers of the new development are likely to be dependant on private vehicles for most of their daily needs. Such fostering of growth in the need to travel would be contrary to government advice given in PPG13 and RPG10, and to the provisions of policies STR1 and STR6 of the Somerset and Exmoor National Park Joint Structure Plan Review (adopted policies: April 2000).

Notwithstanding the aforementioned comments, it must be a matter for the Local Planning Authority to decide whether the retention of the building for re-use and/or any other overriding planning need, outweighs the transport policies that seek to reduce reliance on the private car.

In detail, the parking and turning area shown on the submitted plan is acceptable and will enable vehicles in connection with the development to enter and leave the site in a forward gear.

The visibility splays achieved from the access is also adequate for the speed of passing traffic at this point. Therefore, in the event of permission being granted I would recommend that conditions be imposed.'

The Area Engineer, Technical Services Department has no comments.

The Economic Development Officer has no comments.

Natural England advises that having viewed the bat survey and noting that no evidence of bats was found they do not object to the development.

The Council's Ecologist is satisfied with the submitted bat and bird survey report. It concludes that there are not any significant biodiversity issues regarding the proposal. He therefore has no recommendations.

Kingsbury Episcopi Parish Council have no objection to the conversion of the barns. They were concerned that the proposed new access was too close to the Little Lane junction and opposite Deadlands Lane and therefore could become a highway safety issue.

Representations

The property opposite fully supports the application and do not understand why the previous application could not have been allowed to continue.

Considerations

The relevant planning policy, EH7, requires that:-

1. The building has been marketed for one year to assess the potential for a commercial re-use of the building. In this case, no evidence of marketing has been supplied with the application. However, the planning history shows that the residential conversion of the barns has been previously accepted.

2. The buildings are of a permanent and substantial construction, and are capable of conversion without major reconstruction.

The barn is in a very poor state and from the evidence of the structural survey submitted, as part of the application would need considerable work in the form of rebuilding to make it into a habitable property. To quote from the conclusions of the structural report:-

'the original roof timbers are on site and can be reused. The timber beams used to support the loft are on site, so basically the materials used to construct the original building are still available on site. This being so, the building could be rebuilt to follow the original pattern...'

Therefore the building would have to be rebuilt to implement this permission, the supporting paragraphs to the policy clearly state that 'Buildings which are not of substantial construction and require major works and/or extension will not be considered suitable for conversion.'

Whilst planning permission was previously granted for the conversion and included a structural survey the building clearly was not structurally sound and collapsed during conversion works. The works now required clearly represent a rebuilding project which amounts to a new dwelling within the countryside outside of a defined development boundary

3. Their form, bulk and general design are in keeping with their surroundings.
It is considered that what is left of the barn is of an acceptable design that sits appropriately within the agricultural landscape. However, it is considered that the formalisation of the access and the removal of the existing outbuildings and the introduction of a garden, access and parking area along with related domestic paraphernalia would domesticate this piece of land and result in a foreign form of development that would have an adverse impact upon the landscape.

In the circumstances, it is not considered that this proposal represents conversion but amounts to a new dwelling within the countryside and should also be judged against policy ST3, this states that outside the defined development areas of towns, rural centres and villages, development will be strictly controlled and restricted to that which benefits economic activity, maintains or enhances the environment and does not foster growth in the need to travel. The only exceptions to this restrictive policy in terms of housing are if the proposal is for affordable or agricultural workers dwellings, this not being the case the proposal does not accord with this policy.

In conclusion, it is not considered that the building is capable of conversion without major rebuilding works this would represent the building of a new dwelling within the countryside contrary to Policies STR1 and STR6 of the Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011 and ST3, ST6 and EH7 of the South Somerset Local Plan (Adopted April 2006).

RECOMMENDATION

Refuse

Application Refused

01. The building is incapable of conversion without major re-building works and thus represents the building of a new dwelling within the countryside. This is contrary to Policies STR1 and STR6 of the Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011 and ST3, ST6 and EH7 of the South Somerset Local Plan (Adopted April 2006).

02. Policy ST2 of South Somerset Local Plan 2006 does not define Stembridge as a village, the site is remote from adequate services and facilities, such as, education, employment, health, retail and leisure. In addition, public transport services are infrequent. As a consequence, occupiers of the new development are likely to be dependant on private vehicles for most of their daily needs. Such fostering of growth in the need to travel would be contrary to government advice given in PPG13 and RPG10, and to the provisions of policies STR1 and STR6 of the Somerset and Exmoor National Park Joint Structure Plan Review (adopted policies: April 2000).
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OFFICER: Steven Banks (01935) 462119

APPL.NO: 08/01685/FUL APPLICATION TYPE: Full Application

PARISH: Long Sutton WARD: TURN HILL

DESCRIPTION: Erection of a timber garden furniture store (Revised application) (GR 346975/125396)

LOCATION: 1 Cross Lane Cottages, Cross Lane, Long Sutton, Langport, Somerset TA10 9LR

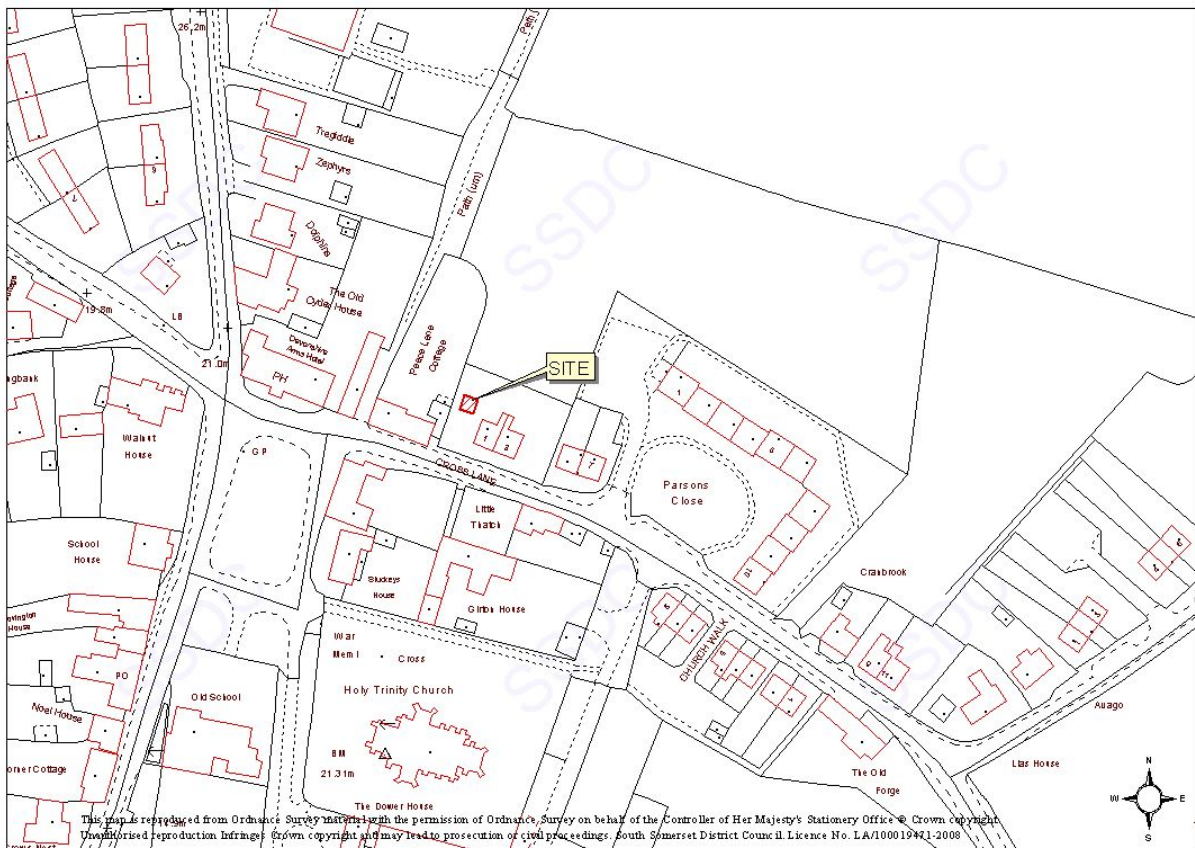
APPLICANT: Mr and Mrs A D Jones

DATE ACCEPTED: 7 April 2008

Reason For Referral To Committee

Due to neighbour concerns the Chairman has requested that the application be determined by Area North Committee.

Site Description and Proposal



The property that this application relates to is a semi-detached dwelling on Cross Lane near the centre of Long Sutton in the conservation area. It is proposed to build a small timber garden building on a decked area to the side of the property. This proposal is a resubmission of application 07/01699/FUL. The initial application which was approved subject to conditions measured 3.65m wide, 3.25m long, and 2.5m high. This current application is marginally larger in width and length but lower than the initial application measuring 4m long, 4m wide and 2.8m high.

History

07/01699/FUL - Garden shed - Application permitted with conditions 01/06/2007

02/01814/FUL - Conservatory - Application permitted with conditions 08/08/2002

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that decision must be made in accordance with relevant development Plan Documents unless material considerations indicate otherwise,

Relevant Development Plan Documents
South Somerset Local Plan (Adopted April 2006)
ST5 - General Principles of Development
ST6 - The Quality of Development
EH1 - Conservation Areas

Consultations

Ward Member -

Does not agree with the case officers recommendation.

Town/Parish Council -

Object due to the building being too large for the setting.

County Highways -

No observations.

Area Engineer -

No comment.

Neighbours -

The occupier of Peace Lane Cottage objects to the proposal due to its size and positioning leading to over shadowing and the harm caused to the conservation area by reason of the materials and size of the proposal. Concerns were also raised regarding the applicant's description and the structure being bigger than illustrated in the plans.

Considerations

It should be noted that a very similar scheme was previously approved under application 07/01699/FUL. This building measured 3.65m wide, 3.25m long, and 2.5m high.

This application is for the erection of a pitched-roofed timber garden building. The building measures 4m long, 4m wide and 2.8m high. The building will be sited in the back garden of the property in an area screened by hedges, fences and trees. It is considered that due to the obscured location of the building and it's small scale there will be no significant impact on the character of the conservation area.

There is a nearby listed building to the west of the site, however, this building is separated from the site by a group of unlisted outbuildings and it is considered that there will be no significant impact on the setting of the listed building.

It is proposed to locate the building in an elevated position on decking, however, due to the size and positioning of the proposal there will not be any overbearing or overshadowing effect and the structure will not harm the conservation area due to its limited size and use of natural materials.

The neighbour concerns regarding over shadowing, visual amenity, the accuracy of the plans and the description are noted. However, the structure which measures 4m long, 4m wide and 2.8m high would not lead to any over shadowing. Due to the building's limited size and use of natural materials the conservation area will not be harmed. The neighbour concern regarding the description does not affect the determination of the application. If the applicant did use the structure as a garden room there would not be a change of use and the application is being considered as such. Therefore the building is being considered as a domestic outbuilding. The plans accurately illustrate the size of the structure and if the application was approved the building should only be built in accordance with the approved plans.

It is noted that the Parish Council raised concerns over the size of the proposal. The proposal would not cause any harm to residential amenity by means of over shadowing or overbearing effects due to its size and positioning. As mentioned above the proposal will not harm the conservation area due to its small scale.

The proposal is consequently recommended for approval due to the above considerations.

RECOMMENDATION

Approve

JUSTIFICATION

01. The proposal, by reason of its size, scale and materials, respects the character of the area and causes no demonstrable harm to residential amenity in accordance with the aims and objectives of policy EH1, ST5 and ST6 of the South Somerset Local Plan (Adopted April 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 works hereby permitted shall not be commenced until particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. The work shall be carried out strictly in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with Policy ST6 of the South Somerset Local Plan (2006).

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

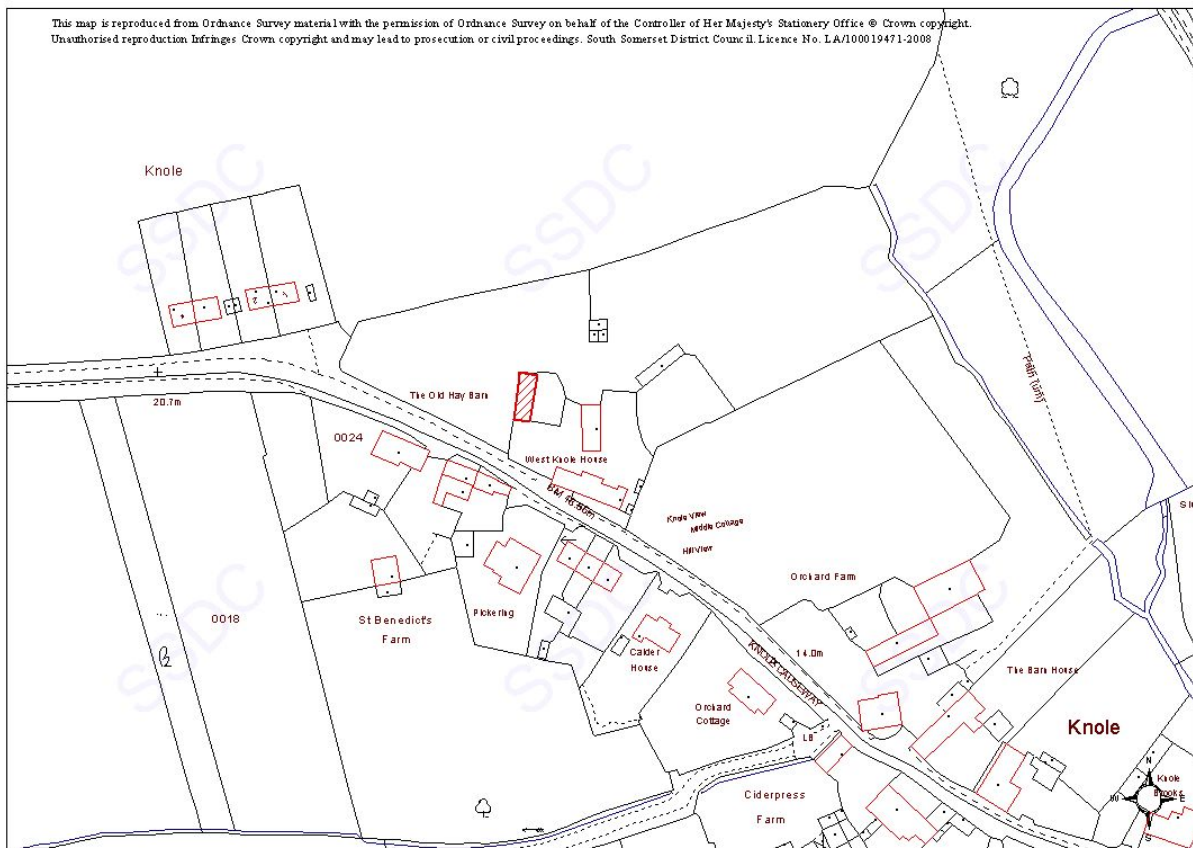
AGENT: Paul Rowe, Paul Rowe Architectural Services, The Nook, Lyddons Mead, Chard, Somerset TA20 1HD

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.

OFFICER: Lee Walton (01935) 462324

APPL.NO: 08/01617/LBC APPLICATION TYPE: Listed Building Consent

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

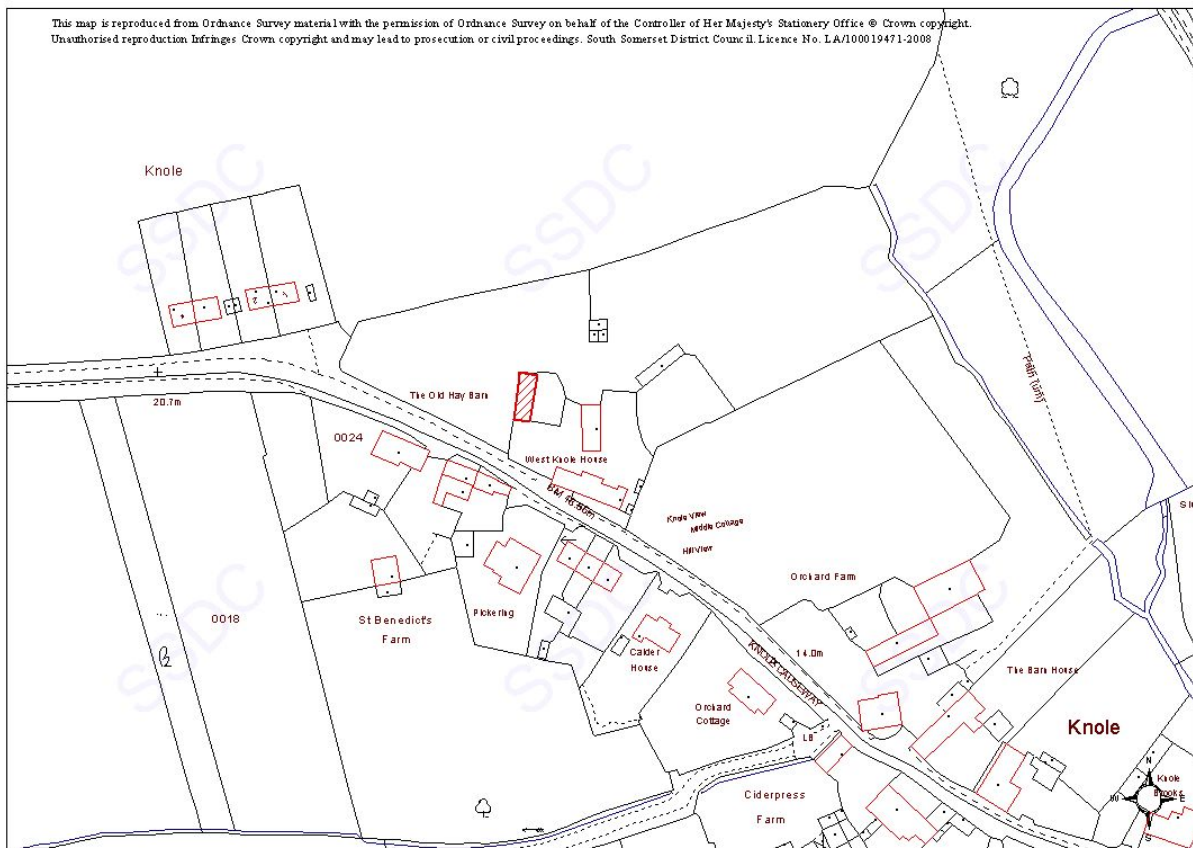
AGENT: Paul Rowe, Paul Rowe Architectural Services, The Nook, Lyddons Mead, Chard, Somerset TA20 1HD

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 permissions under 07/04938/FUL and 07/04939/LBC.

This application is for listed building consent. A separate application for planning permission is considered concurrently.

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

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.

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.

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.

SDDC 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. Five objections were received expressing concern at over development and the effect on character of the listed building.

Planning Considerations

Key Issues

The main considerations relate to the character and setting of the listed building and the presence of the extant Listed Building Consent.

Extant permission:

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.

Character and Setting:

Neighbour comments have objected to the scale of development on site and that the presence of the annexe represents over-development. 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.

RECOMMENDATION:

Grant Consent

JUSTIFICATION

The proposal is of a design in terms of materials, detailing and scale, which does not adversely affect the character of the Listed Building in accordance with the aims and objectives of policy EH3 and EH5 of the South Somerset Local Plan 2006.

Application Permitted with Conditions

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 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.

03. 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.

04. 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.

05. 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).

06. 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

07. 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

08. 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

09. 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.
