

Area North Committee – 26 January 2011

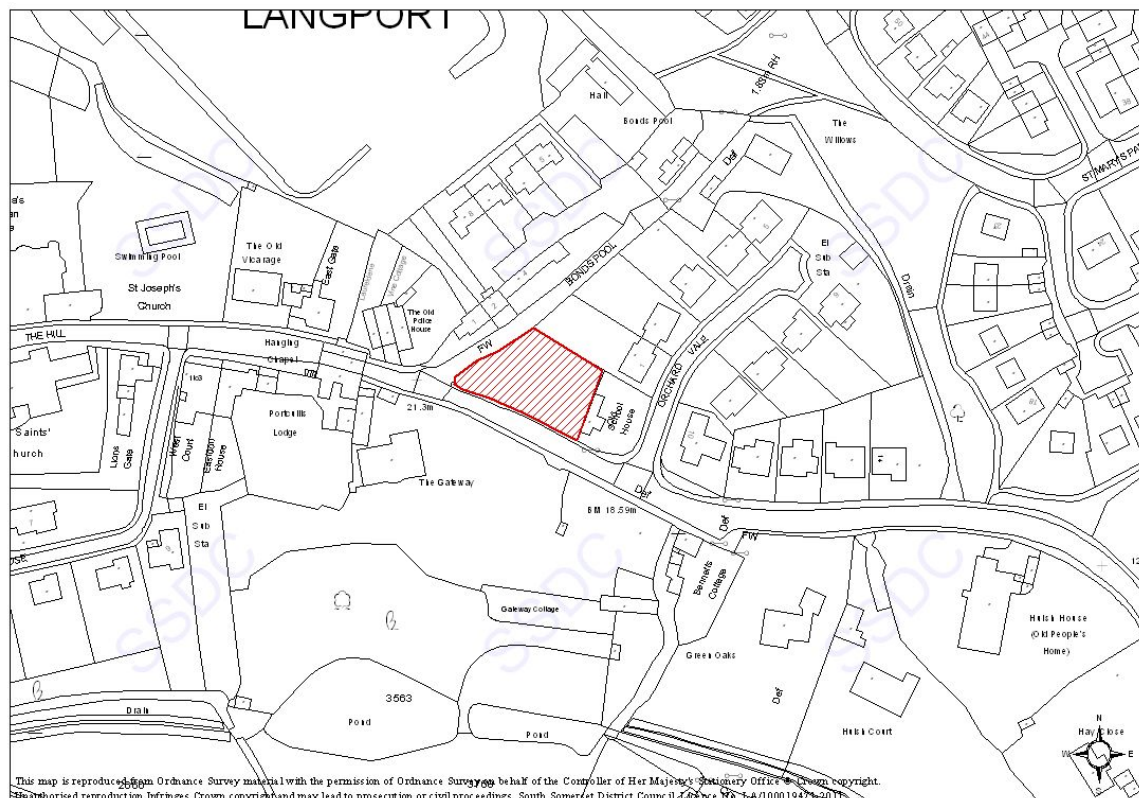
Officer Report On Planning Application: 10/02334/LBC

Proposal:	Alterations and the erection of two storey extension to dwellinghouse and the formation of a new vehicular access (Revised Application) (GR 342405/126734)
Site Address:	The Beeches, The Hill, Langport
Parish:	Huish Episcopi
LANGPORT AND HUISH Ward (SSDC Member)	Mr Roy Mills (Cllr)
Recommending Case Officer:	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
Target date:	10th September 2010
Applicant:	Miss Anne Cook
Agent:	Mr Andrew Hunter, Ian Pamplin Associates Rugg Farm Stables, Limington, Yeovil BA22 8EQ
Application Type:	Other LBC Alteration

REASON FOR REFERRAL TO COMMITTEE

The application is before the committee at the request of the ward member and with the agreement of the Area Chair to allow further consideration of the impact of the development upon the character of the building. The application was referred to the ward member, as the officer recommendation is contrary to the opinions of the parish councils and the occupiers of neighbouring properties.

SITE DESCRIPTION AND PROPOSAL



The proposal seeks consent for alterations, the erection of a two storey extension and the formation of a new vehicular access. The property is a two storey semi-detached house constructed from natural stone, with stained timber window frames under a tiled roof. The house is a Grade II listed building. The house is located within a development area and a conservation area as defined by the local plan. The property is located close to variety of residential properties. The proposed extension will be constructed of stone and tiles to match the existing building. The side and rear elevations will be rendered and the window frames will be constructed of black anodised aluminium.

HISTORY

10/02333/FUL - Alterations and the erection of a two storey extension to dwellinghouse and the formation of a new vehicular access (revised applications) - Pending consideration

09/03899/FUL - The erection of a two storey extension to dwellinghouse - Application withdrawn 13/11/2009

09/03900/LBC - The erection of a two storey extension to dwellinghouse - Application withdrawn 13/11/2009

03/00438/FUL - Erection of a replacement garage - Application permitted with conditions 07/04/2003

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'

PPS 5: Planning and the Historic Environment is applicable. Applicants for listed building consent must be able to justify their proposals. They will need to show why works, which would affect the character of a listed building, are desirable or necessary. They should provide the local planning authority with full information, to enable them to assess the likely impact of their proposals on the special architectural or historic interest of the building and on its setting.

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, as these policies are in accordance with PPS 5:

Relevant Development Plan Documents

Somerset and Exmoor National Park Joint Structure Plan
Policy 9 - The Built Historic Environment

South Somerset Local Plan (Adopted April 2006)

EH3 - Alterations to Listed Buildings

EH5 - Setting of Listed Buildings

EH1 - Conservation Areas

CONSULTATIONS

Parish Council (Huish Episcopi) -

"This application has raised strong feelings locally, as a Grade 2 listed building, although there is no doubt that the plans will address some of the less desirable aspects of the present building. The Council has concerns about the possibility that, if this goes ahead, the building could be split into two properties and this should be avoided. There are also worries about the new access and loss of privacy for the immediate neighbours. HEPC is pleased by the recent improvements the owners have made to this interesting local building, however Councillors do not feel qualified to determine whether the proposed extension and alterations are acceptable for a Grade 2 listed building in a Conservation Area and very close to the Hanging Chapel, an outstanding historical building. HEPC strongly recommends that the decision on this planning application should go to Committee."

Town Council (Langport) -

"1. It is the view of the Council that it fails to comply with the following policies which form part of the South Somerset Local Plan:

EH1 - It is the Council's view that the proposed development is detrimental to the character of the conservation area, particularly when consideration is given to the visibility and proximity to the Grade 1 listed hanging chapel.

EH3 - The Council believes that the size of the proposed development and the materials to be employed in its construction adversely affect both the listed building and its setting.

EH5 - It is the opinion of the Council that this development will have an adverse effect on the setting of the listed building and its contribution to the local scene.

2. The proposal to demolish a section of the historic wall running along The Hill will detract from the appearance of the conservation area and the aspect of the street scene as seen from the Hanging Chapel."

SSDC Conservation Manager -

10/08/2010 "Extending a listed building requires careful design and sensitivity to its character and historic interest. It is not always possible without harm. In this case the land form, the size of the plot and the relative lack of interest of the north east elevation allows the potential to extend this small house on that side in a way that will not dominate the original building. The proposal adopts the design strategies that the conservation team have suggested as the means to minimise impact and harm, achieve built form that reflects the character of The Beeches without replicating the original detail. No objections. I recommend usual materials conditions and also specific conditions to control window and door design, all roof eaves, ridge, hip and verge details, chimney and verandah structure design details."

13/10/2010 "My advice and recommendations about the extension to the listed building remain in support as previously stated but you asked for conservation views on the proposed new access onto The Hill from the property. I had previously not considered this but now have to recommend against it. I believe that it will have a severely detrimental impact upon both the setting of The Beeches and that of adjacent listed buildings and structures.

While the boundary wall is probably not of great historic interest in itself, the introduction of the access drive, with splay wall, visibility requirements and a 6m inset for the gateway will entail an undesirable disruption of the site enclosure and also upon the conservation

area street scene. The street in this area is particularly special. The change that would result and disruption of this simple, uncluttered section of the street, the setting of The Beeches, the listed walls to Gateway, the Hanging Chapel, not to mention affect upon historic paving and kerbing I consider would be highly undesirable."

03/12/2010 "I withdraw my objection to the proposed access off The Hill and confirm that I believe that the amended design as shown of dwg PO4 is a reasonable compromise to providing for a safe and usable access to the property while minimising the impact upon this sensitive part of the conservation area and setting of listed buildings. In my view it is essential that natural lias stone kerbs, pavings and walling are incorporated to preserve the consistency of materials and character in the area."

REPRESENTATIONS

40 letters of objection were received. 28 were from the occupiers of properties within the Langport/Huish Episcopi area. The remaining 12 were from the occupiers of properties outside the Langport/Huish Episcopi area. Four letters of support were received. 2 were from the occupiers of properties within the Langport/Huish Episcopi area. The remaining 2 were from the occupiers of properties outside the Langport/Huish Episcopi area

Objections were raised on the following grounds:

- Detrimental to the setting of the nearby Hanging Chapel
- Detrimental to the appearance of the listed building, by way of size, position, design and materials
- Overlooking of neighbouring properties
- Overbearing to neighbouring property
- Overshadowing of neighbouring properties
- Negative impact on highway safety
- May cause additional traffic and parking in a badly congested area
- Detrimental to the character of the conservation area
- Possible future intensification of use

In a letter received 06 September 2010 that applicants have refuted the number of objections received, stating that the online comment system has been misused.

CONSIDERATIONS

As the application is for listed building consent the only matters that can be considered are the impact of the proposal on the character and setting of listed buildings. Therefore, the objections raised by a number of people on the grounds that the proposal would harm residential amenity by way of overlooking, overbearing and overshadowing, that the proposal would have a negative impact on highway safety, that it may cause additional traffic and parking in a badly congested area, that it will be detrimental to the character of the conservation area, and that there may be a future intensification of use cannot be considered here. They are relevant to the concurrent planning application, and as such have been considered elsewhere.

Advice from the conservation officer regarding this application was sought and received. He stated that:

"Extending a listed building requires careful design and sensitivity to its character and historic interest. It is not always possible without harm. In this case the land form, the size of the plot and the relative lack of interest of the north east elevation allows the

potential to extend this small house on that side in a way that will not dominate the original building. The proposal adopts the design strategies that the conservation team have suggested as the means to minimise impact and harm, achieve built form that reflects the character of The Beeches without replicating the original detail. No objections. I recommend usual materials conditions and also specific conditions to control window and door design, all roof eaves, ridge, hip and verge details, chimney and verandah structure design details."

The conservation officer did raise an initial objection to the impact of the proposed access on the street scene and the surrounding conservation area. However, on the receipt of amended plans, altering the design of the proposed access, he withdrew his objections subject to the use of conditions to ensure suitable materials are used.

As can be seen from the above comments the SSDC conservation officer is of the opinion that, contrary to the objections raised by a number of neighbours, the proposed extension and alterations will not harm the character and appearance of the existing listed building. The opinion of the conservation officer is considered to hold considerable weight in applications of this nature. As such, it is not considered that the proposal will adversely affect the character, setting, or any features of special architectural or historical interest that the building possesses in accordance with policy EH3 of the South Somerset Local Plan.

A large number of the comments made in relation to the application have objected on the grounds that the proposal will adversely impact the setting of other nearby listed buildings, in particular the hanging chapel. However, the affected elevation is not particularly prominent and public views of both the alterations and nearby listed buildings are limited. In any case the design and materials of the extension are considered to be appropriate. As such the proposal is not considered to have an adverse impact on the setting of any listed buildings or their contributions to the street scene in accordance with policy EH5 of the South Somerset Local Plan.

It is therefore considered that the proposal does not adversely affect the character of the listed building in accordance with PPS5, and policies EH3 and EH5 of the South Somerset Local Plan.

As such the proposal should be recommended for approval.

RECOMMENDATION

Grant consent for the following reason:

01. The proposal, by reason of its size, sitting materials and design is considered to respect the historic and architectural interests of the building and is in accordance with policy 9 of the Joint Structure Plan Review, EH3 and EH5 of the South Somerset Local Plan, and the provisions of PPS 5.

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 development hereby permitted shall be carried out in accordance with the following approved plans: 202/01/P05, 202/01/P04, 202/01/P01, received 17 June and 16 July 2010 and 202/01/P04 and 202/01/P02 Rev A received 24 November 2010.

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

03. No work shall be carried out on site unless 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. Such particulars will include the detailed finish (rough sawn, hand tooled, etc.) Slate hooks shall not be used.

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

04. 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: To safeguard the character of the listed building in accordance with policy EH3 of the South Somerset Local Plan (Adopted April 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, ridges, hips, 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 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).

07. No work shall be carried out on site unless design details of the verandah and chimney structure, including detail drawings at a scale of 1:5, shall be 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: To safeguard the character of the listed building in accordance with policy EH3 of the South Somerset Local Plan (Adopted April 2006).