

Area North Committee – 26 September 2012

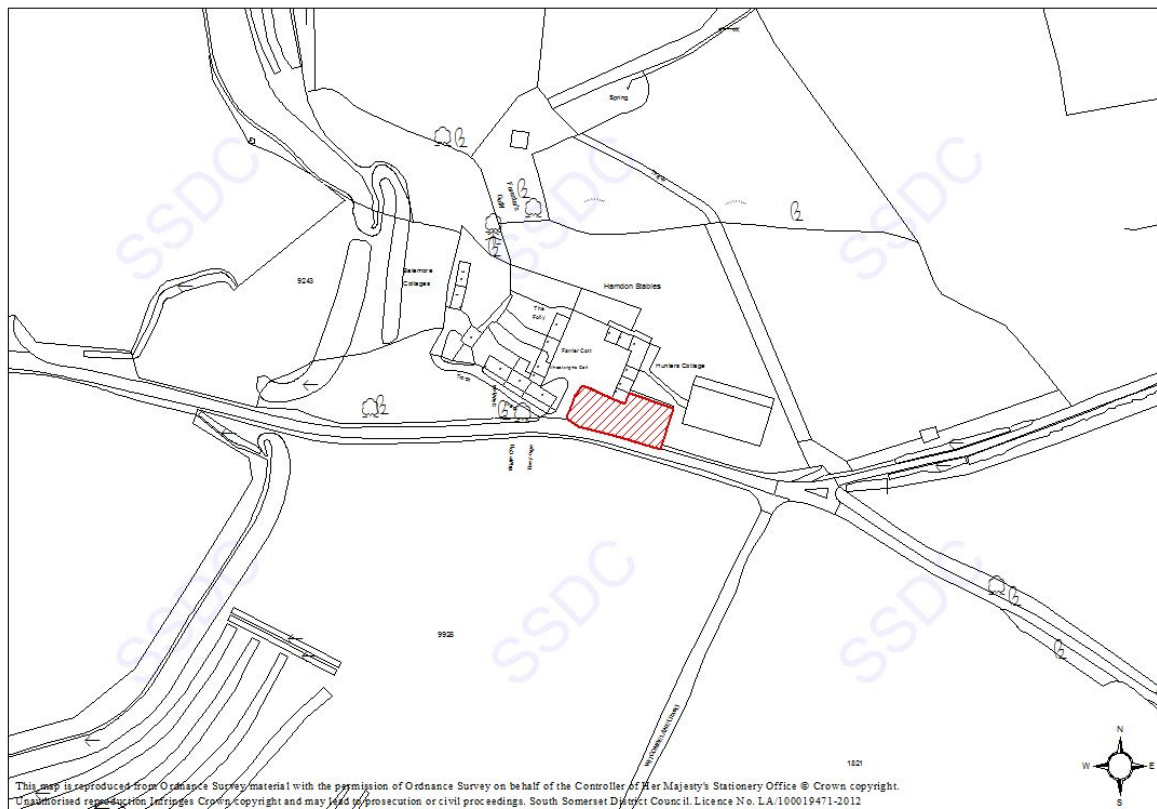
## Officer Report on Planning Application: 12/02571/FUL

<b>Proposal :</b>	Retention of stone reveals to the windows. ( GR 349050/116380)
<b>Site Address:</b>	Stable House, Hamdon Stables, Montacute
<b>Parish:</b>	Montacute
<b>ST MICHAELS Ward (SSDC Member)</b>	Cllr Jo Roundell Greene
<b>Recommending Case Officer:</b>	Claire Alers-Hankey Tel: 01935 462295 Email: claire.alers-hankey@southsomerset.gov.uk
<b>Target date :</b>	12th September 2012
<b>Applicant :</b>	Mr A Gillespie
<b>Agent: (no agent if blank)</b>	
<b>Application Type :</b>	Other Householder - not a Change of Use

### REASON FOR REFERRAL TO COMMITTEE

This application is referred to the committee under the Council's adopted Scheme of Delegation, as the applicant is a member of staff at SSDC.

### SITE DESCRIPTION AND PROPOSAL



The site is located outside of any defined development area, to the southwest of Montacute. The property is a converted hamstone barn and forms part of the Hamdon

Stables barn conversion complex.

This application seeks retrospective permission for the retention of stone reveals that have been inserted into the new windows at the property.

## HISTORY

08/02999/FUL - Modification of existing windows, formation of new windows and the installation of sunpipes to north roof slope. Application refused on 02/09/2008, but allowed at appeal on 22/01/2009.

Condition 02 stated: No development shall take place until details of the design, materials and finish to be used in the windows, window reveals, doors, eaves and other external elements of the development hereby permitted have been submitted to and approved in writing by the local planning authority. These details shall include sectional drawings at a scale of at least 1:5. **The development shall be carried out in accordance with the approved details and shall not be altered thereafter without the prior written agreement of the local planning authority.**

07/01288/FUL - Modification of existing windows, installation of new windows and rooflight. Application refused on 04/07/2007.

97/00496/FUL - Construction of courtyard wall and extension to residential curtilage. Granted conditional approval on 25/04/1997.

941649 - The carrying out of alterations, conversion of barn into seven dwellings and provision of garaging/stable block and store. Granted conditional approval on 19/10/1994.

Condition 09 stated: Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order) and to safeguard the amenities and character of the area, no additional windows or other openings shall be formed in these buildings, **or other alterations made to their external appearance, without the prior express grant of planning permission.**

Condition 12 stated: To safeguard the character and appearance of the buildings, before the development hereby permitted shall be commenced details of the material and external finish to be used for all windows, doors, openings and timber elements shall be approved in writing by the District Planning Authority. **Such approved details, once carried out shall not be altered without the prior express grant of planning permission.**

## 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.

Saved policies of the Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011:

Policy STR1 - Sustainable Development

Saved policies of the South Somerset Local Plan:  
Policy ST4 - Extensions and Alterations to Buildings in the Countryside  
Policy ST5 - General Principles of Development  
Policy ST6 - The Quality of Development

National Planning Policy Guidance (March 2012):  
Chapter 7 - Requiring Good Design

Other Relevant Considerations:

09/02281/FUL - The formation of rear windows and the installation of sunpipes at Bridle Cottage, Batemore Barns, Park Lane, Montacute. Granted conditional approval on 22/07/2009. This application relates to one of the neighbouring barns to this application and allowed reveals of a similar appearance to this proposal.

## CONSULTATIONS

**Montacute Parish Council** - No objection, but makes the observation that the window should be level with the front of the building, not recessed so far back, and the window frames are a lighter colour and there is a lintel over the large horizontal window.

**County Highway Authority** - No observations

**Area Engineer** - No comment

## REPRESENTATIONS

None received

## CONSIDERATIONS

The sole issue relates to the design of the reveals.

It is considered that the minor alterations of retaining the stone reveals on windows would not detract from the appearance or character of the building and would not harm the visual amenity of the wider area. Accordingly the proposal is considered to be acceptable.

The Parish Council whilst not objecting to the proposal, have drawn attention to the recessing of the windows and state the window should be level with the front of the building and not set back so far. This aspect of the window design does not form part of the proposal, and in any case, many sources of barn conversion good practice guidance state it is often the case that glass in openings should be recessed further back in converted buildings, to disguise the appearance of the opening as much as possible. The Parish Council also draw attention to the colour of the window frame and the lintel over the top of the large horizontal window. Again these aspects do not form part of the proposal, and as far as the LPA are concerned, they are in accordance with the approved details.

**RECOMMENDATION**

Permission be granted

The minor alterations of retaining the stone reveals on windows would not detract from the appearance or character of the building and would not harm the visual amenity of the wider area. Therefore the proposal is considered to accord with policies ST4, ST5 and ST6 of the South Somerset Local Plan.

**SUBJECT TO THE FOLLOWING:**

01. Notwithstanding the time limits given to implement planning permission as prescribed by Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended), this permission (being granted under section 73A of the Act in respect of development already carried out) shall have effect from the 18th July 2012.

Reason: To comply with Section 73A of the Act.

---