

Area North Committee – 24 October 2012

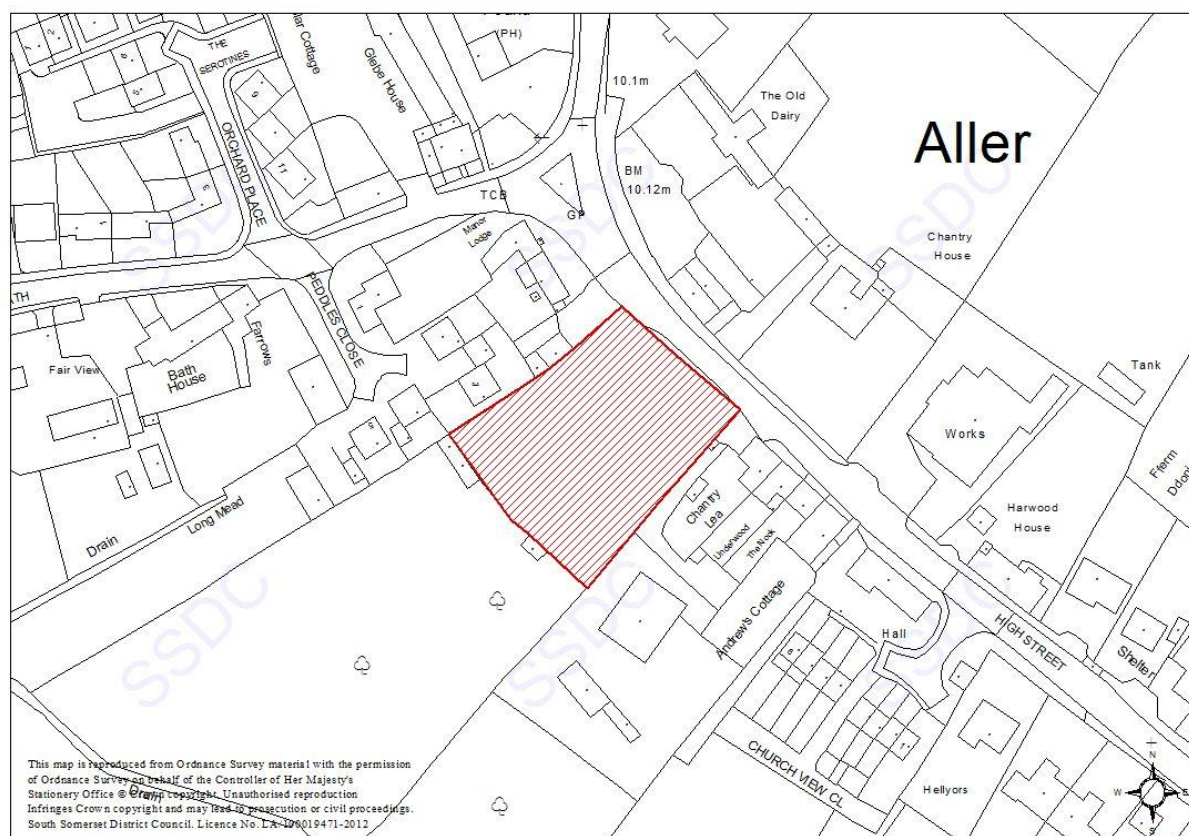
## Officer Report On Planning Application: 12/03513/FUL

<b>Proposal :</b>	Alterations, repair and extensions to existing dwelling and the erection of a new dwelling (GR:340045/129198)
<b>Site Address:</b>	Canterbury Farm, High Street, Aller
<b>Parish:</b>	Aller
<b>TURN HILL Ward (SSDC Member)</b>	Cllr Shane Pledger
<b>Recommending Case Officer:</b>	Lee Walton Tel: (01935) 462324 Email: lee.walton@southsomerset.gov.uk
<b>Target date :</b>	16th November 2012
<b>Applicant :</b>	Mr S Pledger
<b>Agent: (no agent if blank)</b>	Mr Matt Frost Motivo, Alvington, Yeovil BA20 2FG
<b>Application Type :</b>	Minor Dwellings 1-9 site less than 1ha

### REASON FOR REFERRAL TO COMMITTEE

The application is referred to committee as the applicant is a district councillor. Four neighbour objections have been received.

### SITE DESCRIPTION AND PROPOSAL



Canterbury Farm is a grade II listed building designated 17 April 1959. The property is a two-storey detached farm house constructed predominantly in local lias stone cut and squared, elements of cob wall and modern reconstructed stonework, with a thatched roof. The roof was not in place at the time of the planning officer's visit at which time the building was enclosed in scaffolding and wrapped in protective covering. Part of the rear wall elevation had been removed and a trench dug for the foundation. The house is one of several roadside residential properties within the settlement of Aller, a village in the countryside that is considered to be a non-sustainable location.

The proposal includes work for a new thatched roof structure over the main building; the repair and replacement of original chimneys, repair and rebuilding of part of the front stone walls, replacement of rear brick faced wall (Note: removed at the time of the Planning Officer's site visit), and a two storey rendered extension to northwest end to provide garage with bedroom over that replaces a previous bays to the barn which were taken down without consent after 1984. The replacement structure reinstates a similar footprint that supports the historic built form. Other works include the addition of a veranda to rear elevation, alterations to the rear wing 'extension', and a new porch to front elevation. A triple garage is attached to an existing wall that is listed by association.

Demolition of various outbuildings is proposed within the south west area of the site wherein is the location of the new 4 bedroom dwelling with an integral garage. The new dwelling is to have blue lias walls with reclaimed clay double roman tiles. The two storey element is L shaped with eaves at 4m and ridge at 7.1m above ground level. A single storey wing extends to the rear. Vehicular access is via the existing access point on the north-west side of the listed building.

The application is supported by a Design and Access Statement, Photographic record of existing outbuilding, Heritage Statement, Bat and Bird Report and supporting financial information in support of the new dwelling. The application for full planning permission is considered concurrently with an application for Listed Building Consent.

## HISTORY

12/03514/LBC. Alterations, repair and extensions to existing dwelling and the erection of a new dwelling house. Pending.

12/02940/LBC. Internal and external repairs and alterations to property to include new roof structure and re-thatching, rebuilding of removed chimney and installation of replacement windows. Approved.

03/03485/LBC - Erection of parish council notice board – Approved.

03/01799/FUL - Minor internal alterations and conversion of outbuildings to provide self-contained dependent relative's flat – Approved.

03/01801/LBC - Minor internal alterations and conversion of outbuildings to provide self-contained dependent relative's flat – Approved.

95/05008/LBC - The demolition of partially collapsed barn and the erection of 7ft high lapped panel timber fencing - Reg3 County (SSDC raise no objections) 12/06/1995

## 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  
Somerset and Exmoor National Park Joint Structure Plan  
STR1 - Sustainable Development  
Policy STR6 Development Outside Towns, Villages and Rural Centres.  
Policy 9 Historic Environment

South Somerset Local Plan  
Policy ST5 - General Principles of Development  
Policy ST6 - The Quality of Development  
Policy EH1 Conservation Area  
Policy EH3 Listed Buildings  
Policy EH5 Setting of Listed Buildings  
Policy EH12 Area of High Archaeological Potential

Regard shall also be had to:  
National Planning Policy Framework (March 2012):  
Chapter 6 - Delivering a Wide Choice of High Quality Homes  
Chapter 7 - Requiring Good Design  
Chapter 12 - Conserving and Enhancing Historic Environment

South Somerset Sustainable Community Strategy

## CONSULTATIONS

### Aller Parish Council

To be reported.

### Conservation Officer

You will be aware that this application relates to a listed building which is in poor condition. It is our building at risk register. Works have commenced in relation to the consent previously granted with regard to the structural works required to take place.

I understand the dwelling would be contrary to policy. There are provisions to make exceptions to policy in these cases (Enabling Development) provided that the money raised from the new build would facilitate the repair of a heritage asset (listed building) where there is a clear conservation deficit. That is purchase price of the property plus works to repair the building are less than the value of the building once repaired. The funds raised should be sufficient to cover the deficit, but not excessively so. As such new build contrary to policy would be justified subject to the new build satisfying all other planning considerations. You and I have spoken to the applicant on this, and the figures discussed would indicate a clear a deficit. We have asked the applicant to give us those figures in writing along with any supporting documentation. Guidance on enabling development has been produced by English Heritage and this gives guidance on the tests that need to be satisfied. It is very rigorous and is highly appropriate in cases of doubt or where numbers of new dwellings or their size is at question. In this case the matter seems clear cut in terms of the financial issues, and the proposal answers the

other tests within that document.

Having looked at the proposal for the existing house, I am content with the majority of the works, there are some areas that I consider need modification, but I have discussed these with the applicant when you and I were on site, and he is content with the matters discussed. We expect the amended plans shortly.

Similarly, with regard to the new build house, which is designed to mimic a barn conversion is appropriate, but again I have asked for one modification to the design, and some movement in the position of the house and garage relative to each other, which was discussed with the applicant also.

You will need to ensure though the consent for the new house that the money raised from it goes into repairing the listed building. We must not allow the new build, justified by the listed building and its condition, to be sold off separately and leave the listed building in a state of disrepair.

### **Highway Officer**

To be reported.

### **Area Engineer**

No comment.

### **Wessex Water**

General comments.

### **Ecologist**

No objections.

### **Council's Valuer**

To be reported.

## **REPRESENTATIONS**

Four neighbour objections have been received concerned with:

- The loss of privacy and overlooking
- Proximity to boundary
- Loss of light
- The need to build this dwelling is solely to finance the renovation of the existing listed building which has already been purchased. If funds were not available, then to me it is wrong to have purchased the property
- Canterbury Farm is a listed building the surrounding land should be in keeping with this and the orchard should remain as such.
- Strongly oppose the second dwelling
- The position of the proposed new house is very bad for nos. 3, 4 and 5 Peddles Close
- Loss of views
- An unsustainable location.

## CONSIDERATIONS

The main considerations include the principle of development, character and appearance, highway safety and neighbour amenity.

### Principle of Development

Aller is a settlement in the countryside acknowledged not to be a sustainable location. There is poor access to public transport; the village has limited services and facilities with a high dependency on private travel arrangements. A new dwelling would be contrary to policy.

This application relates to a listed building which is in poor condition. It is included in the Council's building at risk register. Works have commenced in relation to the consent previously granted with regard to the structural works required. There are provisions to make exceptions to policy. The Conservation Officer's response details the Enabling Development approach taken by English Heritage that represents a very rigorous and is highly appropriate in cases of doubt or where numbers of new dwellings or their size is at question. The Conservation Officer considers that there is a Conservation deficit based on the figures seen to date and that the proposal answers the other tests within the English Heritage Enabling document. The Council's Valuation Officer's finding is awaited and will be reported to Committee. A condition is proposed that seeks a means of securing the works to the listed building to be completed before first occupation of the new dwelling. If accepted by the Valuation Officer a new build contrary to policy would be justified subject to the new build satisfying all other planning considerations.

### Character and Appearance

The new build is in character with the wider site. Amended drawings are expected following details agreed on site with the applicant. The new build house, which is designed to mimic a barn conversion, is considered appropriate. The modifications to the design include some movement in the position of the house and garage relative to each other and fenestration alterations. The Conservation Officer is supportive of the proposal overall and that the new dwelling does not detract from the character and setting of the listed building and is in accordance with the NPPF, and policies EH3 and EH5 of the South Somerset Local Plan.

### Highway Safety

The proposal provides for on site parking and turning for both properties. Access is taken from the existing access point with visibility to left and right. The Highways' Officer's response is awaited at the time of drafting this report and will be reported at committee.

### Neighbour Amenity

The application site has for some time previously been overgrown with a high boundary wall with the nearest occupants most affected in Peddles Close. The common boundary stands 1.2m rising to 2 metres as recorded on the submitted drawings but there are sections of wall up to 3m. A condition requires the boundary wall heights to remain as exists. To this wall attaches outbuildings considered of limited merit that are to be removed.

The proposed dwelling occupies that part of the land wherein stand the existing outbuildings and will stand 1.2m off the shared boundary. The two storey element is adjacent to no. 3 Peddles Close whose outlook is to back and front and is sideways on to



the application site. No. 4's outlook is directly across the back of the development. No. 5 is furthest removed. Accordingly less impact results from the development for occupants of that address.

Removal of vegetation and general tidying up following the replacement of the demolished outbuilding includes the retention of boundary wall heights. Given the nearest part of the new build to the most affected neighbour that outlooks over the site is single storey that is contained behind a 2m high enclosure with the two storey element stood a little further away, this arrangement is considered mitigates impact.

It is considered that there would be no overlooking or loss of privacy that results from the new build. The building's proximity to the boundary is considered acceptable. This shows the footprint 1.2m off the common boundary. Its location within the site relates well to the listed building. Given the relationship, position and outlook of the adjoining properties the position of the new dwelling is considered acceptable and does not result in any significant loss of light.

All three objections have made reference to the site's listed status and concern that the new build has a detrimental effect on setting, and is unwelcome due to Aller's unsustainable location that does not support new dwellings. The applicant has made a case that there is a conservation deficit and the sums required to renovate the listed building and the costs of purchase outstrip the resale value of the listed building. The Council's Valuation Officer has been asked to confirm the applicant's figures and that without the new dwelling renovation of the listed building is unaffordable. The Council's Valuation Officer's response will be reported to Committee. It is acknowledged that the applicant's purchase price might have reflected the additional sums required to undertake the works, however, as with any residential property a certain value attaches to the property by whom it is sold. Likewise an element of profit is to be expected, but the main concern is that there is a deficit to begin with.

Had the applicant not taken the risk to take on the listed building the building might have been lost to Aller. It is considered that the retention of Canterbury Farm enhances the village of Aller. The development that seeks to imitate an outbuilding arrangement in relation to Canterbury Farmhouse is considered in keeping.

### **Other Matters**

The Bat and Bird Survey found no ecological issues.

### **Conclusion**

Central to the application is the additional dwelling required to finance the deficit in renovating the listed building. An enabling development approach has been taken towards the proposal although not the more rigorous English Heritage approach given the proposal is for one dwelling and that the financial cross over is more straightforward. Without the new build the evidence suggests that there is a clear financial short fall.

### **RECOMMENDATION**

That the application be approved, subject to the proposed conditions upon receipt of the views of the Valuer, Highway Authority, Parish Council provided that no contrary views are received.

01. The proposal, by reason of its materials and design is considered to respect the historic and architectural interests of the building, has no significant effect on residential amenity or impact on highway safety in accordance with policies STR1 and 9 of the Joint Structure Plan Review, and ST6, EH3 and EH5 of the South Somerset Local Plan, and the provisions of the NPPF.

**SUBJECT TO THE FOLLOWING:**

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 be carried out in accordance with the following approved plans:

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

03. No development shall commence, before details of the proposed finished ground floor level of the dwellings hereby permitted, in relation to the natural and finished ground levels of the site have been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with any details as may be agreed in writing by the Local Planning Authority.

REASON: To enable the Local Planning Authority to retain adequate control over proposed floor levels, in the interests of neighbour amenity, further to policy EH5 and ST6 of the South Somerset Local Plan.

04. Boundary walls shall retain their existing heights on site.

Reason: In the interests of neighbour amenity further to policy ST6 of the South Somerset Local Plan.

05. No development hereby approved shall be carried out until particulars of following have been submitted to and approved in writing by the Local Planning Authority:-

- a. details of materials (including the provision of samples where appropriate) to be used for the external walls and roofs;
- b. a sample panel, to be prepared for inspection on site, to show the mortar mix, pointing and coursing of the external walls;
- c. details of the recessing, materials and finish (including the provision of samples where appropriate) to be used for all new windows (including any roof-lights) and doors;
- d. details of boundaries to include coping finishes
- e. details of all hard-standing
- f. details of the rainwater goods and eaves and fascia details and treatment.
- g. The provision of internal meter boxes

Once approved such details shall be fully implemented unless agreed otherwise in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the area in accordance with saved policies ST5, ST6, EH3 and EH5 of the South Somerset Local Plan.

06. Any proposed highway conditions

07. The new dwelling hereby permitted shall not be first occupied before works to the listed building known as Canterbury Farmhouse have been completed in accordance with Listed Building Consent refs:12/02940 and 12/03514, or otherwise as may be agreed in writing by the Local Planning Authority.

Reason: Permission would not be given for a new dwelling without the need to secure the long term future of the listed building.

08. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, including dormer windows, or other openings (including doors) shall be formed in the building, or other external alteration made without the prior express grant of planning permission.

Reason: In the interests of neighbour and visual amenity further to policy ST6 of the South Somerset Local Plan.

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