

Area North Committee – 28 November 2012

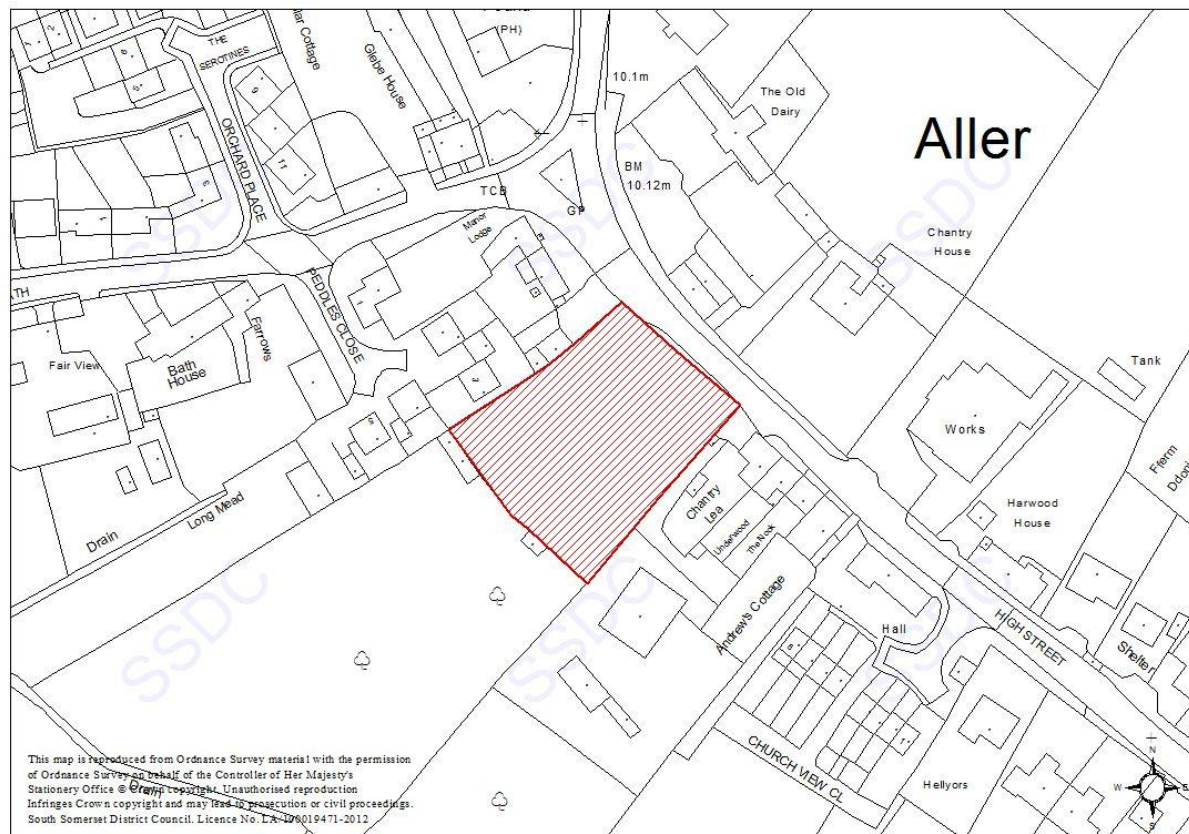
Officer Report On Planning Application: 12/03513/FUL

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

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 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.

Amended drawings showing attachment of the new dwelling to a wall listed by association, and the removal of the proposed roadside front porch on the listed building to address highway concerns involved re-consultation.

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

Re-consultation took place following the receipt of amended plans. With the exception of the Conservation Officer's response no additional comments for these drawings have been received at the time of drafting this report.

Aller Parish Council

The Council have no objections to the alterations, repair and extension to Canterbury Farm. The Council supports the principle of a new dwelling on the basis that this is to enable the renovation of Canterbury farm. Although we accept the proposed location of the dwelling, we feel the height of eaves to be too high given the proximity of other dwellings in Peddles Close and we should prefer to see a single storey dwelling. If permission is granted, we strongly recommend that as there is a one acre orchard behind the new dwelling, that it be a condition that no livestock are kept.

Conservation Officer

You will be aware that this application relates to a listed building which is in poor condition. It is on our buildings 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. 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 supportive of the amended plans.

You will need to ensure through 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 Authority

I would seek a 2.4m back and parallel splay (with no obstruction greater than 900mm above adjoining road level) across the entire site frontage. However this will mean the proposed porch would need to be omitted from the proposal. (OFFICER Note: Amended drawing received that shows the removal of the porch).

Additional parking areas should be provided within each curtilage. It is noted that there is new stone walling proposed within the site. This will need to be revised if appropriate parking and turning is to be accommodated in line with the Somerset County Council's Parking Strategy. (OFFICER Note: A condition requires further detail).

Area Engineer

No comment.

Wessex Water

General comments.

Ecologist

No objections.

Council's Valuer

The purchase price - I confirm that the purchase price (which would include hope value) appears acceptable when considered with the 4 acres of grazing, plus additional orchard/gardens included with the existing house and outbuildings.

Costs of works to farmhouse - The proposed refurbishment costs appear reasonable.

Completed farmhouse - I note that the existing house is adjacent to a fairly busy A road, in Aller, which may deter some potential purchasers at this price. Therefore, no matter how good the end finish is there will be a ceiling on price achievable, because of situation to the road. However, the proposal is to replace a part of the building that has been lost, giving an additional floor area, which will enhance the end value. Assuming that the finished property is sold with a reasonable acreage (not advised to us) we consider the stated value to be a reasonable assumption.

Build cost of the new dwelling - In light of the applicant's profession, I consider that the costs provided may be achievable in this instance and are not unreasonably low. Should the actual costs end up being higher than stated, this would mean that any profit element from the overall scheme, which is limited, would be reduced further. In my view this demonstrates that there is a valid reasoning to allow an additional dwelling to be built on

this site, if the restoration of the original listed farmhouse is to come forward and be a viable proposition.

Sale Price of the new proposed dwelling - The end sales value would appear reasonable in my opinion.

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 buildings 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; namely, English Heritage's Enabling Development approach, providing the money that is raised from the new dwelling would facilitate the repair of the listed building. The approach is considered 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 response is that the figures submitted appear reasonable. 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. With the support of the Valuation Officer a new build contrary to policy is considered justified subject to the new build satisfying all other planning considerations.

Character and Appearance

The new build is in character with the wider site. The new build house, which is designed

to mimic a barn conversion, is considered appropriate. The Conservation Officer is supportive of the proposal overall and that the new dwelling and works to the listed building including the extensions 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 from the existing access point. Amended plans show the removal of the proposed roadside front porch that accord with the Highway Officer's earlier concern that this interfered with visibility.

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, as viewed from the applicant's site. To this wall attaches outbuildings considered of limited merit that are to be removed.

The proposed dwelling occupies the part of the land on which the existing out-buildings are to be demolished. The new dwelling would stand 1.2m from 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.

The 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 confirmed that the figures appear reasonable and is supportive that without the new dwelling renovation of the listed building is unaffordable. 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

APPROVE

The proposal that includes the provision of a new dwelling, justified in support of the renovation of the listed building, by reason of its materials and design is considered to respect the historic and architectural interests of the building and setting, 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: 117RevB, 116RevB, 115RevA, 113RevB, 111RevB, 110RevC, 112RevC received 22 October 2012, and 119, 118 and 001 received 11 September 2012.

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 new dwelling 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 be retained at 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. Details of the parking and turning area shall be submitted to and agreed in writing by the Local Planning Authority. Such details as shall be agreed shall be undertaken as part of the development hereby permitted and thereafter retained.

Reason: In the interests of highway safety further to policy 49 of the Somerset and Exmoor National Park Joint Structure Plan and policy ST5 of the South Somerset Local Plan.

07. Visibility at the vehicular access shall not be obstructed as measured 2.4m back from the highways edge with parallel splays (with no obstruction greater than 900mm above adjoining road level) across the entire site frontage.

Reason: In the interests of highway safety further to policy 49 of the Somerset and Exmoor National Park Joint Structure Plan and policy ST5 of the South Somerset Local Plan.

08. 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.