

Area North Committee – 24 April 2013

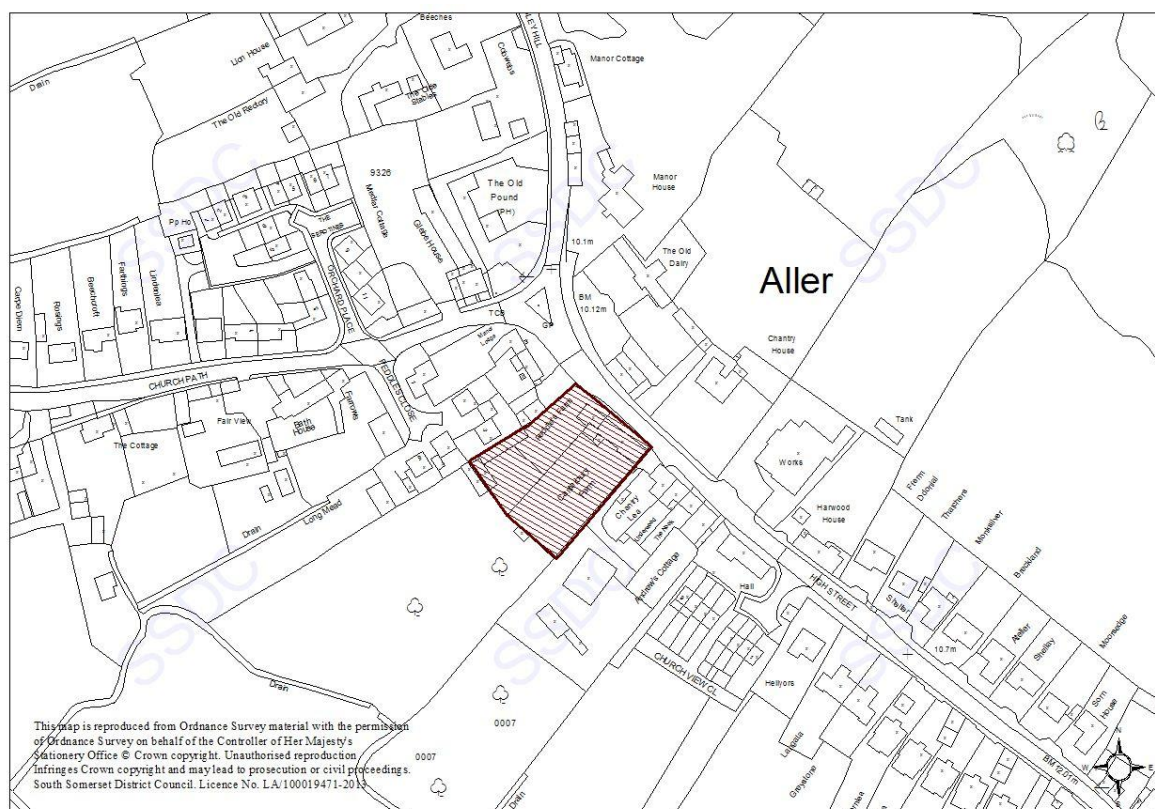
Officer Report On Planning Application: 13/00330/LBC

Proposal :	Proposed alterations to existing dwelling; new extension ground floor changed from a garage to living accommodation; garage doors to the extension amended to a glazed screen with opening light for escape in case of fire. New window to bedroom 4 with thatched eyebrow over. (GR 340058/129187)
Site Address:	Canterbury Farm, Aller, Langport
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 :	25th March 2013
Applicant :	Mr Shane Pledger
Agent: (no agent if blank)	Mr Shaun Curtis, Motivo, Alvington, Yeovil, Somerset BA20 2FG
Application Type :	Other LBC Alteration

REASON FOR REFERRAL TO COMMITTEE

The applicant is a Member of the District Council and in accordance with the Council's scheme of delegation the application is brought to Committee.

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 and brick walls and modern reconstructed stonework, with a thatched roof. The house is one of several roadside residential properties within the settlement of Aller, a village in the countryside.

Listed Building Consents (12/02940/LBC and 12/03514/LBC) have been granted for the on-going works on site. The proposed works are limited to the principal listed building, and include:

- additional window in rear elevation, involving a thatched dormer
- alterations to replace the garage floor area with glazed screen to extend the habitable floor space

A Section 73A application that seeks alterations to the approved drawings (12/03513/FUL) is considered concurrently.

HISTORY

13/00329/S73A - Alterations to existing dwelling: new extension ground floor changed from a garage to living accommodation; garage doors amended to a glazed screen with opening light for escape in case of fire. New window to bedroom 4 with thatched eyebrow over. Pending.

12/03513/FUL - Alterations, repair and extensions to existing dwelling and the erection of a new dwelling house. Approved.

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

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.

03/01799/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 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'

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
Policy EH3 Listed Buildings
Policy EH5 Setting of Listed Buildings

Regard shall also be had to:
National Planning Policy Framework (March 2012):
Chapter 12 - Conserving and Enhancing Historic Environment

South Somerset Sustainable Community Strategy

CONSULTATIONS

Aller Parish Council - raised no objections to the alterations to the previous plans and voted unanimously in favour of changes indicated on plans before them. The Council are content with further modifications to the design of window in the rear of the roof to meet the requirements of the conservation officer. .

Conservation Officer - Supports subject to conditioning the detail of the glazed opening and reveal.

Area Engineer - No comment.

REPRESENTATIONS

None.

CONSIDERATIONS

The main consideration concerns the character and setting of the listed building.

Works continue on site on the basis of the existing consent. The replacement of garage floor space by habitable floor space and the insertion of a glazed opening in place of garage doors within the the rear elevation that forms an extension to the principal listed building is considered acceptable. Likewise the thatched eyebrow dormer opening within the original part of the dwelling's rear elevation is considered to preserve the character of the listed building and accords with the NPPF and policy EH3 of the South Somerset Local Plan.

RECOMMENDATION

Grant consent

01. The proposal, by reason of its 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 of the South Somerset Local Plan, and the provisions of the NPPF.

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be carried out in accordance with the following approved plans: 001, 150, 151 received 28 January 2013, and 152 received 11 February 2013.

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

02. 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.

03. Full particulars detailing the finish of the glazed opening and reveal shall be submitted to and agreed in writing by the Local Planning Authority. Such details shall be undertaken as part of the Consent hereby granted.

Reason: In the interests of the character of the listed building further to policy ST3 and NPPF.
