

Area North Committee – 23 October 2013

Officer Report On Planning Application: 13/03286/LBC

Proposal:	Alterations and the change of use of an existing farm shop to a single three bedroom dwelling.(GR 341464/118609)
Site Address:	Lower Farm, West Lambrook, South Petherton
Parish:	Kingsbury Episcopi
BURROW HILL Ward (SSDC Member)	Cllr Derek Yeomans
Recommending Case Officer:	Nicholas Head Tel: (01935) 462167 Email: nick.head@southsomerset.gov.uk
Target date :	10th October 2013
Applicant :	Mr R Dyer
Agent: (no agent if blank)	Mr John Wratten The Waggon Shed, Flaxdrayton Farm, Drayton South Petherton TA13 5LR
Application Type :	Other LBC Alteration

REASON FOR REFERRAL TO COMMITTEE

The report is referred to the Committee at the request of the Ward Member for a discussion of the merits of converting the building to a dwelling.

SITE DESCRIPTION AND PROPOSAL





The site is located within West Lambrook, outside of the defined development area. The building under consideration is an L-shaped structure, constructed from a combination of natural stonework, brickwork and rendered elements. It sits within a farmyard at the roadside. To the north is the main farmhouse; to the east and south-east are other larger, more modern farm buildings. There is an open sided shed (timber poles with mono-pitch roof) immediately to the south of the barn, alongside the accessway onto the highway. The building is listed by association with the Grade II listed farmhouse.

This application forms a resubmission that follows refusals of a similar scheme on 26 March 2013 and 9 July 2013, and seeks consent for alterations to the building to allow a change of use of an existing farm shop to a single storey three bedroom dwelling.

An application planning permission (13/03285/FUL) has been submitted and is considered concurrently with this application.

HISTORY

- 13/01798/FUL - Alterations and the change of use of an existing farm shop to a single storey three bedroom dwelling - refused
- 13/01799/LBC - Alterations and the change of use of existing farm shop to a single three bedroom residential dwelling - refused.
- 13/00407/FUL - Alterations and the change of use of existing farm shop to a single three bedroom residential dwelling. Refused.
- 13/00408/LBC - Alterations and the change of use of existing farm shop to a single three bedroom residential dwelling. Refused.
- 11/01562/FUL - Alterations and the change of use of existing farm shop to use class B1. Approved 29.06.2011 (OFFICER NOTE: The building remains unconverted).

- 11/01563/LBC - Alterations and the change of use of existing farm shop to use class B1. Approved 29.06.2011.
- 08/02026/LBC - Alterations and the change of use of existing farm shop to Use Class B1. Approval 10/06/2008.
- 08/01299/FUL - Alterations and the change of use of existing farm shop to Use Class B1. Withdrawn on 29/05/2008.
- 901801 - Erection of dwelling for horticultural worker. Refused on 23/01/1991.
- 872894 - The erection of four dwellings. Application refused 11/12/1987, Appeal dismissed.
- 871039 - The erection of an agricultural implement shed. Approval on 19/06/1987.
- 771183 - Erection of horticultural glasshouse. Approved on 14/09/1977.
- 761928 - Erection of general purpose agricultural building. Approved on 04/01/1977.
- 761532 - Erection of glasshouse. Approved on 19/11/1976.

POLICY

Section 16 of the Listed Building and Conservation Areas Act 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'.

NPPF: Chapter 12 - Conserving and Enhancing Historic Environment is applicable. This advises that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'

Relevant Development Plan Documents:

Somerset and Exmoor National Park Joint Structure Plan
STR1 - Sustainable Development
Policy 9 - The Built Historic Environment

South Somerset Local Plan (Adopted April 2006)
ST6 - The Quality of Development
EH3 - Listed Buildings
EH5 - The Setting of Listed Buildings

CONSULTATIONS

SSDC Technical services: No comment.

SSDC Conservation Officer: As in the case of the previous application, no objection is raised. *Whilst I note that this is a different scheme, my previous comments apply, and I note that the wall heights are submitted which I am happy with. We would need to condition details such as windows, doors new walls etc. I would also ask for a condition preventing enclosure of the grass area to the south side.*

I am concerned about the design of the new access, with parking area to one side. This is in danger of becoming a very suburban access which would be detrimental to the setting of the grade II listed building and to the village street scene. I feel that if we are to grant consent here, more detail of this access should be submitted at this time.

Parish Council: No objections.

REPRESENTATIONS

None received.

CONSIDERATIONS

This is a repeat application, seeking to overcome the previous reason for refusal:

The alterations that are required in support of a residential change of use do not preserve the character and setting of the listed building(s) without the prospect of an accompanying planning permission further to policy EH3 of the South Somerset Local Plan and the NPPF.

The application for consent is considered in parallel with planning application 13/03285/FUL for a change of use and conversion of the building to a single dwelling. The case officer in the previous application made the following observations:

Notwithstanding the previous change of use as employment the alterations required to provide a residential dwelling raise further character and setting considerations. The Conservation Officer's initial view favoured works on the basis that the residential use offered an alternative solution to maintain the structure, notwithstanding a series of limited alterations required for its residential end use. On the basis that the use was not forthcoming the view is taken that there is no convincing justification for granting consent. Without an accompanying planning permission, it is considered, that there is no clear and convincing justification (paragraph 132 of the NPPF) to allow the imposition of boundary enclosures including the subdivision of the yard and on this basis the proposal is considered not to preserve the character and setting of the listed building.

The consideration of the current application poses the same concern. The parallel application for planning permission (13/03285/FUL) is recommended for refusal. There is no accompanying planning permission, therefore, and the application is similarly recommended for refusal as previously.

RECOMMENDATION

Refuse consent.

FOR THE FOLLOWING REASON:

01. The alterations that are required in support of a residential change of use do not preserve the character and setting of the listed building(s) without the prospect of an accompanying planning permission further to policy EH3 of the South Somerset Local Plan and the NPPF.