



Appeal Decision

Site visit made on 21 September 2020

by David Wyborn BSc(Hons) MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 5 October 2020

Appeal Ref: APP/R3325/W/20/3254173

The Cattle Barton, Allowenshay, Hinton St George, Somerset TA17 8TB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Nick Rutter against the decision of South Somerset District Council.
 - The application Ref 20/00799/FUL, dated 20 February 2020, was refused by notice dated 21 May 2020.
 - The development proposed is the extension to house and change of use of land into residential curtilage.
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Decision

1. The appeal is allowed and planning permission is granted for the extension to house and change of use of land to residential purposes at The Cattle Barton, Allowenshay, Hinton St George, Somerset TA17 8TB in accordance with the terms of the application, Ref 20/00799/FUL, dated 20 February 2020, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan 1:1250, Block Plan 1/500 @A4 Block Plan dated 30/3/20 and Drawing no 3897/02B.
 - 3) No building operations above the damp proof course level of the extension shall take place until details of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details shall include how the external timber cladding shall be retained. The development shall be carried out in accordance with the approved details.

Procedural Matters

2. The description of the development in the heading above is taken from the application form. Part of the proposal is described as change of use of land into residential curtilage. However, curtilage is a legal concept and not a use of land and therefore I have considered the proposal as the change of use of land to "residential purposes" in the decision. It is clear what is envisaged by this element of the proposal and therefore no party has been prejudiced by this clarification.

3. The Council do not raise objection to the change of use of the land to residential purposes. As this is a reasonably small section of land close to the existing residential dwelling I have found no reason to disagree.

Main Issue

4. Accordingly, the main issue is the effect of the extension on the character and appearance of the existing dwelling and the area.

Reasons

5. The Cattle Barton is a former barn now converted to a dwelling. The building consists of a two storey, mainly stone clad, section with a rear single storey projection. It is an attractive building located at the edge of the hamlet in proximity to other traditional and vernacular buildings. The main two storey elevation faces towards open fields and the building is set on a lower level than the adjoining countryside.
6. The proposed extension would replicate much of the general bulk and appearance of the single storey rear projection. The flat roofed, narrow section of the extension would help provide a visual separation between the existing rear projection and the new addition. This would allow the layout and built form of the original building to still be generally appreciated and understood. The extension would not project to a material extent in front of the two storey gable of the main part of the dwelling and thereby this positioning would help to retain the visual dominance of this attractive feature of the building.
7. The proposed palette of external materials would be sympathetic and harmonise with the existing elevations and the scale and mass of the addition would appear as generally subservient to the dwelling. The proposed fenestration would not be at odds with the character and range of openings which have already been incorporated into this converted barn. Overall the design, massing and position of the extension would be appropriate in relation to the character of the original building.
8. In terms of the wider setting, the single storey addition would be seen in the context of the main house and the adjoining dwellings. The width of the extension and the pitched roof would have similar proportions to some other single storey buildings in the surrounding area. Together with the general mix of locally used materials, the proposal would be sympathetic to the identity of the built surroundings.
9. The extension would be set down in the site in the same way as the main building when viewed from the open countryside. Accordingly, the acceptable design, size and bulk of the extension would not harm the agricultural and countryside setting to the hamlet.
10. In the light of the above analysis, I conclude that the extension would have an acceptable effect on the character and appearance of the existing dwelling and the area. Consequently, the proposal would comply with Policy EQ2 of the South Somerset Local Plan 2006-2028 and the National Planning Policy Framework which seek, amongst other things, to ensure that development is designed to achieve high quality and which promotes the local distinctiveness of the area.

Conditions

11. I have had regard to the conditions suggested by the Council and the advice in the Planning Practice Guidance. The statutory time limit is required and a condition specifying the approved plans is necessary in the interests of certainty.
12. A condition requiring the submission and approval of the external materials is necessary in the interests of the character and appearance of the area. The three conditions suggested by the Council duplicate each other to some extent so I have combined the essential requirements in a single condition.

Conclusion

13. Having regard to the above, I conclude that the appeal should be allowed.

David Wyborn

INSPECTOR