

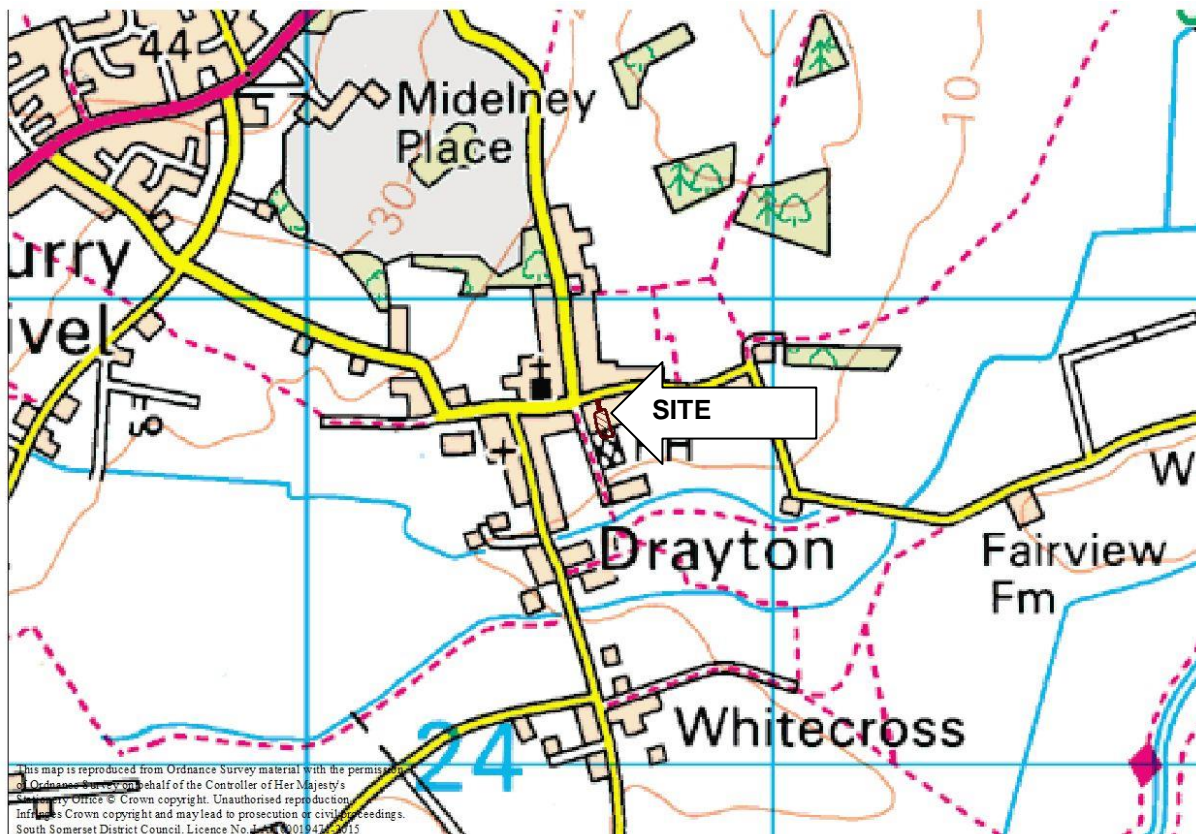
Officer Report On Planning Application: 15/01762/LBC

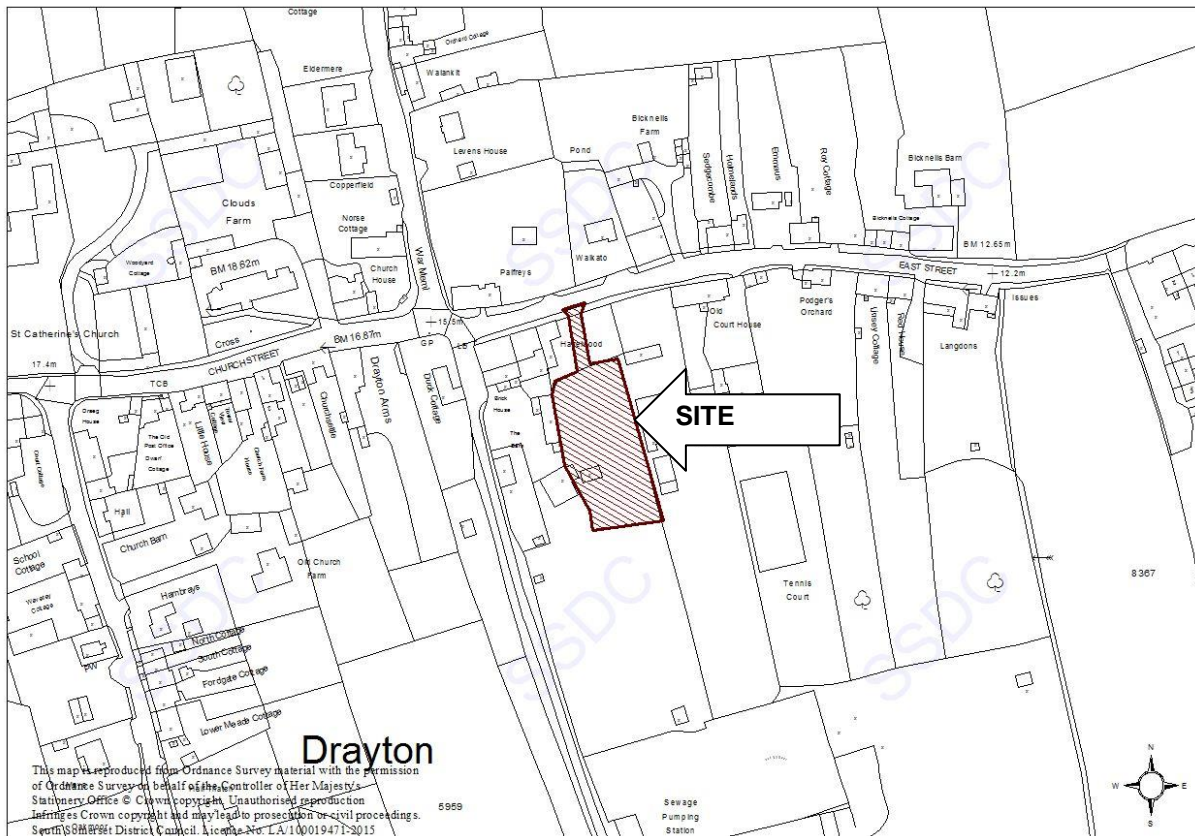
Proposal :	Erection of a 1.5 storey dwellinghouse and associated detached garage/annex on land adjacent to Brick House, works to a low level wall, and demolition of small dilapidated structure (GR:340628/124727)
Site Address:	Brick House, East Street, Drayton
Parish:	Drayton
CURRY RIVEL Ward (SSDC Member)	Cllr Tiffany Osborne
Recommending Case Officer:	Nicholas Head Tel: (01935) 462167 Email: nick.head@southsomerset.gov.uk
Target date :	17th June 2015
Applicant :	Mr & Mrs J Lock
Agent: (no agent if blank)	Mr Richard Rowntree, Lake View, Charlton Estate, Shepton Mallet BA4 5QE
Application Type :	Other LBC Alteration

REASON FOR REFERRAL TO COMMITTEE

The report is referred to the Committee in order to facilitate a full discussion of the policy issues relating to the proposed development.

SITE DESCRIPTION AND PROPOSAL





The site is located within the conservation area, on the south side of East Street. It forms part of the land associated with two attached listed buildings, Brick House and The Old Beams, which front onto East Street, at the intersection with a small unadopted lane giving access to farm buildings to the south of the site. At the eastern end of the two listed buildings, a further dwellinghouse is attached. This has access onto East Street, at the eastern end of this row of houses.

The land under consideration is currently an open paddock, with traditional agricultural buildings immediately to the west (part of the land associated with Brick House). To the east is a dwellinghouse (barn conversion).

Planning permission is being sought in a parallel application for the erection of a detached, 3-bed, 2-storey dwellinghouse, and a separate 2-storey outbuilding, comprising garaging for 3 cars and an upper storey residential annex.

The development requires the removal of part of a low-level stone wall, running east-west across the site, 19m back from the highway, to facilitate access through onto the site. Consent is sought for this work.

HISTORY

10/04266/LBC - Alterations and the erection of a replacement extension, formation of access and car parking/turning area - permitted with conditions

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:

South Somerset Local Plan (2006 - 2028)
EQ3 - Historic Environment

CONSULTATIONS

SSDC Conservation Officer: An objection is raised: *There are a number of listed buildings to the north of the site. The conservation area comprises a wide strip across the road frontage. The access to the application site crosses this, with the majority of the new dwelling and garden being to the rear an area of garden/paddock.*

This paddock area is clearly seen from the road, and is within the setting of the conservation area: The view south is a rural view of a large grassed area. It is also seen looking back at the conservation area, and the listed buildings, from the farm track which runs to the west of the site. This is a pleasant open area of rural character essential to the setting of the conservation area and gives the principle listed buildings and their historic outbuildings a spacious context.

The applicant refers to the land being brownfield as it was previously glass houses. These were built post 1930 and were there approximately 60 years. I understand that horticulture is not brownfield land. The glass houses are no longer there, and it is not relevant to argue that something that has gone needs to be taken into account at this time. We determine the application on the basis of what we have before us, not on what was gone a decade or more ago. Indeed the loss of the glasshouses may well have improved the setting of the listed buildings and the conservation area. The 1970's consent for a house was prior to the designation of the conservation area, and based on policies and practice at that time.

I can see that the agent has taken some care to pick up on local features when designing the front of the building, but it remains large and with an excess of roof lights. I also note that there is a desire to downsize from Brick House. This remains a large house with annex making a total of four bedrooms, and a ground floor area that dwarfs many family houses. It is unclear how it might be proposed to detail any subdivision of the garden area adjacent to the road.

You will be aware of an appeal which was dismissed for a similar style of development at Podgers Orchard which has some similarity.

In my view the proposals runs contrary to the historic grain of development and intrudes on the setting and views out of and into the conservation area, and on the spacious settings of the principle listed buildings and their outbuildings. The proposal is harmful and I see no justification to outweigh the strong statutory presumption against development and the great weight given to the conservation of heritage assets by the NPPF.

Parish Council: No observations.

REPRESENTATIONS

One neighbour letter has been received, expressing the view that the plans are considered to be in keeping with the village and surrounding properties.

CONSIDERATIONS

Works to listed buildings are required to respect their special architectural and historical character and appearance.

It is noted that the application makes no case for the significance or historical importance of this structure, presenting no evidence of its historical background or importance. The structure would appear to have been there for many years, as there is evidence on maps dating back to 1888 of some kind of demarcation at this point. In the absence of any research, however, the significance of the wall cannot be weighed.

A further consideration is that any works to a listed building should be justified as meeting a clear purpose. In this instance, the proposed development which would require making a gap in the stone wall is not considered to be acceptable, and is recommended for refusal in the parallel planning application. Consequently, there is not considered to be any justification for creating a breach in this wall, which would harm the character and appearance of the wall without securing any benefit.

It is also noted that no evidence has been supplied in relation to the brick structure further south on the site, which is proposed for demolition as part of the redevelopment of the site. From a site examination the structure would appear to be largely modern. It does not appear on historical maps in the Council's possession. The demolition of this structure is therefore not considered in this application for listed building consent.

Given the absence of any clear statement of the historical worth of the wall, and the lack of justification for its partial demolition, it is considered that the harm to the wall would be unacceptable, and contrary to the aims of the NPPF and the Local Plan. It is accordingly recommended for refusal.

RECOMMENDATION

Refuse consent.

FOR THE FOLLOWING REASON:

01. The proposal would result in the demolition of part of a wall listed as part of the curtilage of the principle listed building, for which no reasonable justification has been provided, and for which inadequate detail of historical significance has been provided. The proposed works would cause unacceptable harm to the character and appearance of the listed building contrary to the aims and objectives of the NPPF and Policy EQ3 of the South Somerset Local Plan 2006 - 2028.

Informatives:

01. In accordance with paragraphs 186 and 187 of the NPPF the council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions. The council works with applicants/agents in a positive and proactive manner by;
- offering a pre-application advice service, and
 - as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions

In this case, the applicant was advised in pre-application advice that there would be an objection in principle to the erection of a dwellinghouse on this site, on the grounds of the impact on the setting. In considering the application, there were no minor or obvious solutions to overcome the significant concerns caused by the proposals.
