

07/09/0008

MR & MRS ROBERTS/ROPNER

ERECTION OF ONE DWELLING AND GARAGE AND FORMATION OF NEW ACCESS TO ROSE COTTAGE, BRADFORD ON TONE

317275.122449

Full Planning Permission

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PROPOSAL

This application seeks full planning permission for the erection of a 5 bedroom dwelling on a site to the south of Rose Cottage.

The dwelling would gain access from the existing driveway to the south of Rose Cottage, which would be re-aligned, closer to the highway and in accordance with details approved under previous applications for the development of this southern section of garden. A parking area would be provided to the front of the dwelling at the end of the track, which would culminate at a new beech hedge boundary with Rose Cottage. A new access would be formed to the north of Rose Cottage to serve that, existing dwelling.

The proposed dwelling would be sited approximately 16 metres from the site frontage. The front elevation would be 15m wide, and the dwelling would be a maximum of 10 metres deep. It would be 4.6 metres high to eaves and 8.2 metres to the ridge, with two chimneys, one on each gable end. The front elevation would be symmetrical, with two ground and two first floor windows set either side of a front porch canopy and entrance doorway. Two small decorative gables would be provided above the first floor windows. Two rooflights would be provided in the roofslope, serving a landing and bathroom.

SITE DESCRIPTION AND HISTORY

The site comprises part of the garden to Rose Cottage. It is flat, with a tree/shrub-lined access track to the existing house running north-south through the centre of the site and culminating in a parking/turning area which partially sits on the site and partially within the retained curtilage.

To the north, the site is open to the existing grade II listed dwelling, which is constructed from stone with some roughcast render to the rear, slate roofs and brick chimneys. To the east, a post and rail fence and hedge separates the site from agricultural fields, commanding long views over the surrounding, flat countryside. To the south, the site is open to two adjoining building plots. To the west, a hedge separates the site from the main road and there are mature trees on this boundary, some of those protected by Tree Preservation Orders. A number of smaller trees exist within the site.

The site is on the southern edge of Bradford on Tone, but surrounded to the north and west by other dwellings, mainly detached, but built from a variety of materials (predominantly brick) and on various scales.

Outline planning permission was granted for two dwellings within the curtilage of Rose Cottage in 2005 (application number 07/05/0021). These plots lie to the south of the present proposal, set slightly further back from the highway. Reserved matters were approved under application 07/07/002 and subsequently amended for the plot adjoining the site by application 07/08/0018.

Planning permission 07/06/0024 permitted a new access to Rose Cottage in the same location as that currently proposed.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SOMERSET COUNTY COUNCIL - TRANSPORT DEVELOPMENT GROUP – The proposal seeks to create a new access to serve Rose Cottage. Permission has previously been granted to erect two dwellings and these together with the current proposal will be served by the existing access. Permission has also been granted for the new access to serve the existing dwelling and it would appear that the proposal is practically identical. The parking and turning area for Rose Cottage remains adequate, and sufficient parking and turning is shown for the proposed dwelling. Recommends conditions relating to the new access and to secure a satisfactory access for the new dwelling.

BRADFORD ON TONE PARISH COUNCIL – Support the application. The Parish Council initially commented (29.04.2009) that they strongly emphasised that they would like to see the new property constructed to look like the existing Rose Cottage. They later clarified (15.05.2009) that feel that the new house should be constructed in keeping with Rose Cottage, i.e. the materials should be of a similar colour, i.e. the two properties should look alike.

CONSERVATION OFFICER – Considers that "...a dwelling, as proposed, set back from Rose cottage, can be accommodated on the site without detriment to its setting. Rose Cottage is a stand alone historic building, constructed of stone, set now amongst an array of modern buildings of various materials and design. I therefore consider a pseudo pastiche of Rose Cottage to be wholly inappropriate, which in itself, if allowed, would detract from the character of the Listed Building. Given the variety of buildings in the area, a contemporary design should be encouraged here".

WESSEX WATER – The development is located within a foul sewer area. It will be necessary for the developer to agree a point of connection to the system. No indication is given in terms of surface water disposal, and the Council must be satisfied with any arrangements proposed. Recommends notes to developer.

Representations

FOUR letters of representation have been received in respect of this application. TWO raise NO OBJECTION and TWO offer SUPPORT to the proposal. The comments raised are:

- The need to allow housing growth where sensible and appropriate, i.e. infilling within the boundaries, is accepted;

- The proposal is complimentary to Rose Cottage, the style being sympathetic and the spacing proposed unlikely to impinge on the general appearance;
- There has been careful attention to the materials used in the proposed new house;
- A stone clad, slate roofed house on an adequate plot is in keeping with current housing necessities;
- Other recent properties are typical modern houses albeit of pleasant appearance. A further modern styled house would isolate Rose Cottage almost as an anachronism in its setting.
- The site appears to be of adequate size;
- The lack of direct access from the front of the property will preserve the TPO trees on the roadside boundary;
- The set-back proposed will limit the visual impact of the proposal.

PLANNING POLICIES

S1 - TDBCLP - General Requirements,
 S2 - TDBCLP - Design,
 M4 - TDBCLP - Residential Parking Provision,
 S&ENPP49 - S&ENP - Transport Requirements of New Development,
 S&ENPP9 - S&ENP - The Built Historic Environment,
 PPG15 - Planning and the Historic Environment,

DETERMINING ISSUES AND CONSIDERATIONS

The site lies within the settlement limit for Bradford on Tone and the erection of a new dwelling is acceptable in principle. The main issues are the proposed layout and design, the impact on neighbouring property and highways. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to pay special regard to the desirability of preserving the Listed Building (Rose Cottage), its setting and any features of special architectural or historic interest that the building possesses, when deciding whether to grant planning permission.

Layout and design

The proposed site layout shows the new dwelling set back significantly behind Rose Cottage, approximately in line with the existing dwelling to the north of Rose Cottage and slightly forward of that already permitted to the south. As such, it is considered that a dwelling could sit comfortably amongst its neighbouring properties, with the listed building being allowed to stand forward, taking prominence in the street scene. The separation from the new dwelling to the south would be similar to that from the north, preventing the listed building from appearing cramped in its setting. Due to recent development and extant permissions, the setting of the listed building can now be seen in an edge-of-village location, albeit surrounded by other residential property.

However, despite the acceptance in principle, the detailed design of the proposed development is considered to be far from acceptable and wholly inappropriate. Whilst the agent has stated that it was not his intention to create a pastiche of Rose Cottage, the resultant design has such striking similarities to it that it would appear as an attempt to copy that existing dwelling. The main reasons for this are the use of stone, locations of windows, provision of gabled porch and gables over the first floor windows and the pair of brick chimneys. However, the detailing would be simplified in all respects, with different roof pitches, window proportions and ratio of solid wall to window openings.

The length of the front elevation (15 metres) would be identical to that of Rose Cottage. As such, and although it is not the agent's intention, it is the view of your officers that the proposal would appear as an attempt to copy the listed building.

The Conservation Officer considers that in the context of other, characteristically recent development, a pastiche approach would be inappropriate in principle. Due to the shortcomings noted above, the proposal suggested is neither a pastiche copy nor a significant departure from the design of the listed building. Consequently, the proposal would compete with the listed building, which is currently allowed to stand strikingly independent from the more recent development that surrounds it as a statement of the prevailing architectural trends of its time. The proposal would result in some loss of these obvious differences, diluting the features of historic and architectural interest of the listed building and failing to preserve its setting.

Impact on neighbouring property

Due to the scale of the proposal, proposed boundary treatment and distance from neighbouring property, it is not considered that there would be any unacceptable impact upon the amenities of neighbouring dwellings.

Highways

The proposal will gain access from the existing driveway to the south of the site and the access to the existing Rose Cottage from here would be severed. The previous grant of permission for two dwellings, with access retained to Rose Cottage means that the principle of accessing the three dwellings from here is already established. Likewise, there is an extant permission to create a new access to serve Rose Cottage alone to the north of the site, as indicated here. Both accesses are considered to be acceptable in highway safety terms and in respect of the setting of the listed building. Accordingly, the development is considered to be acceptable in this regard.

Other matters

It is proposed to connect foul drainage to the main sewer, which would be acceptable. No details have been provided regarding surface water disposal, although the use of soakaways (as proposed for the adjoining plots) is likely to be acceptable and could be conditioned.

The proposed development would be sufficiently distanced from the Tree Preservation Orders to not impact upon them, and conditions could be imposed regarding the construction of the driveway over the root area, in accordance with previous permissions.

Conclusion

The proposed construction of a dwelling is acceptable in principle and would not impact unreasonably upon the highway network or other neighbouring property. However, none of this can outweigh the harm that would be caused the Listed Building, its setting and the features of historic and architectural interest that it possesses as a consequence of the proposed design solution. For this reason, it is recommended that planning permission is refused.

RECOMMENDATION AND REASON(S)

Recommended Decision: Refusal

RECOMMENDED CONDITION(S) (if applicable)

1. The proposed development by reason of its detailed design and choice of materials would dilute the presence of the Listed Building, Rose Cottage, in the street scene and detract from the features of special architectural and historic interest that it possesses. Consequently, the setting of the building and its features of special architectural interest are not preserved and therefore the proposal is contrary to Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review, advice contained in Planning Policy Guidance note 15 and the statutory duty outlined in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Notes for compliance

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.

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