

ERECTION OF EXTENSION AT HOME ORCHARD FARM, STOKE ROAD, STOKE ST. GREGORY AS AMENDED BY DRAWING 004A RECEIVED 11 FEBRUARY 2010

334264.127321

Listed Building Consent: Works

PROPOSAL

Home Orchard Farm is a part brick/part stone barn conversion, formed around a courtyard. The barn conversion was granted in June 2003, along with the erection of a new garage, workshop and stores. The dwelling is set back from the road, to the rear of Lane End Farm, a brick/render and thatch Grade II Listed Building and is otherwise surrounded by fields. A public footpath runs to the east of the site.

This application seeks listed building consent for a stone and double roman tile garden room with large areas of timber framed glazing. The extension is proposed to the south-west elevation.

Following concerns raised by the Conservation Officer, amended plans were received removing the element of glazing in the apex of the south-west elevation and replacing this with horizontal timber boarding.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No observations

STOKE ST GREGORY PARISH COUNCIL - Support on the basis of:

- The design of the extension is sympathetic to the environment in which it will be situated.
- There is minimum impact on the surrounding areas.

CONSERVATION OFFICERS - Whilst not noted in the submission, I had a telephone enquiry with the applicant, pre-application, whereby I advised that, the principle of an extension, was very unlikely to be favourably considered. Likewise, the same advice was conveyed to the agent, prior to submission.

As noted in the submission and evident from the site history, the extant conversion was only viable/possible, by way of the provision of a link to existing buildings. This was deemed acceptable as the proposed link was small but was not at variance of the essential U plan of established buildings.

In my opinion, the proposed extension, introduces a feature with extensive glazing, in a location at variance with the established footprint of historic buildings and is

contrary to the established premise of barn conversion policy. I therefore object to the principle of the extension on the grounds noted above being contrary to Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review and guidance as contained in PPG15.

Following receipt of amended plan:

Amended plan 004A, received 11 February 2010, reduces the amount of glazing, which is an improvement but I still consider the principle of an extension, in this location, undermines the established historic form, of the extant farm buildings.

PLANNING POLICIES

PPG15 - Planning and the Historic Environment,
S&ENPP9 - S&ENP - The Built Historic Environment,

DETERMINING ISSUES AND CONSIDERATIONS

The original barns comprised an arrangement of buildings in a U shape. The barn conversion policy (H7) states that barns should be suitable for conversion without major rebuilding or significant extension and alteration. It was demonstrated at the time that a small extension to link these buildings would render the project viable and provide the required facilities, without resulting in significant rebuilding or extension. The need for any further extensions would not have been looked upon favourably.

When permission was granted for the conversion of the barns to a residential unit, several conditions were attached removing the rights generally available under the Town and Country Planning (General Permitted Development) Order 1995. As such, these rights in connection with any addition or extension; building, structure or other enclosure; and garages were removed. This indicates the strong feeling of the local planning authority that further alterations/extensions would not be appropriate in this instance.

It is considered that the positioning and orientation of the barns form a natural courtyard, bounded by these buildings. In converting the buildings, their historic character, along with the U plan form was retained. The outermost wall of the barns is considered to be the buildings site limits, beyond which extensions would materially alter the traditional shape and form of the barns.

The proposal for a large garden room, protruding 6.1 metres and 5.4 metres in width, lies outside of the main confines of the barn courtyard and results in harm to the original character of the barns, and introduces an incongruous addition, which would complicate and detract from the traditional form of the property.

RECOMMENDATION AND REASON(S)

Recommended Decision: Refusal

The proposed extension, by virtue of its size, design and location, appears as an incongruous addition, detracting from its historic U plan form, to the

detriment of the traditional character of the existing dwelling. As such, the proposal is contrary to the relevant sections of PPG 15 and policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review.

RECOMMENDED CONDITION(S) (if applicable)

Notes for compliance

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

CONTACT OFFICER: Miss K Purchase Tel: 01823 356468