

27/2006/018

PAROCIAL CHURCH COUNCIL

ERECTION OF A SINGLE STOREY EXTENSION FOR KITCHEN AND DISABLED TOILET FACILITIES AT CHURCH OF THE HOLY CROSS, HILLFARRANCE

316739/124637

FULL

PROPOSAL

Permission is sought for the erection of a single storey extension positioned to the rear (east) elevation of the Church, which is a grade II* listed building. The extension would feature a mono-pitch roof with reclaimed plain clay tiles to match the existing roofing material. The external walls would be finished with a lime and stone dust based roughcast render. All new joinery would be of oak. Rainwater goods will be re-used cast iron and painted black. The proposal would provide a disabled toilet and small kitchen area accessed via the South Chapel. The toilet facility would be accessed externally.

Planning Permission was granted in January 2006, reference 27/2005/021 for an extension to provide the required facilities. However, a revised application has been submitted with the primary amendment relating to the omission of the rooflight with a new dormer window. The dormer which has a vertical emphasis features a flat roof design.

CONSULTATIONS AND REPRESENTATIONS

COUNTY ARCHAEOLOGIST the site lies within an area of archaeological interest and the applicant should be required to provide archaeological monitoring and a report on any discoveries made. ENGLISH HERITAGE express considerable concern that this scheme requires the breaking through of a fifteenth century window in order to gain access to a kitchen in the extension. In our view the kitchen could have been accommodated within the south transept without requiring this damaging alteration, in which case a much smaller extension would have been possible. If, however, the scheme is considered on planning merits alone the proposed extension is of relatively modest proportions and unpretentious design although the flat-roofed dormer could be reduced in scale.

CONSERVATION OFFICER no objections.

PARISH COUNCIL not happy with the dormer window on this extension and preferred an earlier application 27/2005/021 which showed a velux rooflight which they felt was much more in keeping with the line of the existing roof and therefore object to the proposal.

ONE LETTER OF OBJECTION has been received raising the following issues:- the proposed dormer window is completely out of character with the rest of the church; it

is alien to the concept of the pitched roofs of the nave, chapel, porch and vestry and to the pointed arches at the head of all other windows.

POLICY CONTEXT

The statutory background for the protection of listed buildings is found within the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 16 (2) of the Act states the key responsibility of the LPA is to have 'special regard' for 'the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses'.

Material considerations are Planning Policy Guidance Note (PPG15): Planning and the historic environment and the Development Plan which comprises Policy 9 of the Somerset & Exmoor National Park Joint Structure Plan 1991-2011 and Policy EN16 & EN17 of the Adopted Taunton Deane Local Plan.

PPG15 (3.3) emphasises the prime consideration in determining an application for consent is the importance to society of protecting listing buildings...from 'unsuitable and insensitive alteration'.

ASSESSMENT

The pertinent issue in the determination of the application concerns an assessment of the revised design on the character or appearance of the grade II* listed church.

It is considered the proposed modest scale and siting of the extension would not harm the character or appearance of the church. However, control over the design and proposed materials are principal considerations given the importance of the building in historic and architectural interest. The concerns of the Parish Council are noted, however it is considered that the proposed dormer window would provide a neater design solution than the insertion of the rooflight and the Conservation Officer has raised no objection to the application.

The proposed development by reason of its scale and siting would have no impact upon the amenity of adjoining occupiers.

It is recommended that the revised scheme be approved subject to details of conditions below.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials as per plan, samples of materials, no bell casts to proposed rendered areas, no development until a programme of archaeological work in accordance with written scheme to be submitted, notice to be given prior to any excavation works, rainwater goods shall be cast iron and painted black, details of extract fans; measured survey of existing building.

REASON(S) FOR RECOMMENDATION:- It is considered that the proposed works are sympathetic to the character and appearance of the listed building and therefore

is not contrary to Taunton Deane Local Plan Policies S1, S2 or EN16, nor Somerset and Exmoor National Park Joint Structure Plan Review Policy 9 or guidance within PPG15 – Planning and the historic environment in respect of works relating to listed buildings.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: MR A PICK TEL: 356586