

30/13/0030

MR A STEWART

ERECTION OF GLAZED LINK STRUCTURE, ALTERATIONS TO LEAN-TO UTILITY ROOM AND REAR FACADE AT KNIGHTS FARM, BLAGDON HILL

Grid Reference: 321151.118653

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

RECOMMENDED CONDITION(S) (if applicable)

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A1) DrNo 0112_LB_05 Rev A Existing & Proposed Elevations - Glazed Link
(A1) DrNo 0112_LB_06 Rev A Existing & Proposed Plans - Glazed Link
(A3) DrNo 0112_LB_08 Artist Impressions
(A3) DrNo 0112_LB_01 Site & Location Plans

Reason: For the avoidance of doubt and in the interests of proper planning.

Notes to Applicant

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the applicant and entered into pre-application discussions to enable the grant of planning permission.

PROPOSAL

Erection of glazed link structure, alterations to lean-to utility room and rear facade.

SITE DESCRIPTION AND HISTORY

Knights Farm is a late medieval house with a significant amount of its original fabric and features surviving. It was listed at Grade II in 1986. The outbuilding, which is curtilage listed, probably dates to the C19 and has been converted to domestic accommodation (30/10/0020, 30/10/0023/LB, and 30/12/0014/LB). This application, and the parallel 30/13/0029/LB, is to create a physical link between the two buildings.

This application comes before planning committee as the agent is related to a member of staff.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

PITMINSTER PARISH COUNCIL - No comments

SCC - TRANSPORT DEVELOPMENT GROUP - No observations.

SCC - RIGHTS OF WAY - No response received.

Representations

None received.

PLANNING POLICIES

CP8 - CP 8 ENVIRONMENT,
NPPF - National Planning Policy Framework,

DETERMINING ISSUES AND CONSIDERATIONS

Although listed at Grade II, Knights Farm is a building of high significance and is as sensitive to change as many higher graded buildings. Link extensions are seldom acceptable between listed houses and outbuildings as such links are always going to be modern interventions which, as there are no historic precedents, are problematic.

In this case, the distance the link would need to bridge between the later outshoot to the rear of the house and the outbuilding is short, approximately 2.5m. The visual impact from the south would therefore be quite low. The scheme, including the internal alterations to the lean-to, would not result in the loss of any historic fabric to either building and the proposed removal of the rear lean-to canopy would be a positive outcome.

There is no impact identified to the amenity of neighbouring properties and no comments or objections have been received.

On balance, any harm to the significance of these listed buildings caused by the proposed link would be minimal and outweighed by the removal of the lean-to canopy. The scheme would preserve the character and appearance of the listed buildings and in line with local and national policy and guidance it is recommended that planning

permission is approved.

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

CONTACT OFFICER: Mr N Pratt Tel: 01823 356492