

48/20/0041

MR & MRS JONES

Erection of first floor extension at Walford Lodge, Bridgwater Road, West Monkton

Location: WALFORD LODGE, BRIDGWATER ROAD, WEST MONKTON,
TAUNTON, TA2 8QW

Grid Reference: 326838.127835

Full Planning Permission

Recommendation

Recommended decision: Refusal

- 1 The proposed extension would by its scale, design and massing results in an incongruous and visually detrimental impact upon this Non Designated Heritage Asset and therefore is contrary to policies CP8 and DM1 of the Taunton Deane Core Strategy and paragraphs 127,193,195 and 197 of National Planning Policy Framework.
- 2 The proposed first floor extension by its design and massing is not subservient to this Non Designated Heritage Asset and therefore is contrary to policies DM1 (c) of the Taunton Deane Core Strategy and D5 (A) of the Taunton Site Allocations and Development Management Plan and National Planning Policy Framework.

Recommended Conditions (if applicable)

Notes to Applicant

1. In accordance with paragraph 38 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the applicant and has looked for solutions to enable the grant of planning permission. However in this case the applicant was unable to satisfy the key policy test and as such the application has been refused.

Proposal

The proposal is for the construction of a first floor extension to provide four bedrooms a bathroom and a self-contained annex wing. The extension would be finished with oak timber cladding, UPVC windows and slate roof.

The revised proposal has omitted the oak timber cladding and set back the first floor extension from the Lodge building with the insertion of a glazed flat roof section.

Site Description

The site is located to north east of West Monkton with access taken from lane to Walford House via A38 Bristol Road. The property is Lodge building with built late 18th Century with classic design with Doric columns, with parapet and finished with rendered walls and timber door. There is a single storey L shaped extension to the rear of the lodge built with rendered walls, UPVC windows and slate roof.

Relevant Planning History

48/11/0028 – Erection of single storey extension to the side to form ancillary accommodation – Conditional Approval

48/11/0048 – Erection of single storey extension to the side of Walford Lodge – Conditional Approval

48/12/0010 – Non Material Amendment to application 48/11/0048 to amend two rear elevation French doors to windows Walford Lodge – Allowed

48/08/0047 – Single storey rear extension – Conditional Approval

48/07/0049 – Construction of a conservatory to rear of Walford Lodge

Consultation Responses

WEST MONKTON PARISH COUNCIL - 09/12/2020 – Supports the amendments, an improvement on the first application.

14/09/2020 – Having confirmed that the proposed cladding will be actual wood and not a plastic look-alike, the Parish Council supports the grant of this application.

Hertiage England - Does not wish to comment

SC - TRANSPORT DEVELOPMENT GROUP - Standing Advice

CONSERVATION OFFICER -Objection

15/12/2020 – Objection

Further to my previous comments. With reference to item 3 of the heritage statement I agree that at the time of ownership the property was in separate ownership from the main house at the time of listing and prior to listing it was in the same ownership. Ownership is part of the test to determine curtilage structures however it is not legally determinative that it has to be in the same ownership at the time of listing in order to be a curtilage protected building. I would strongly advise the applicants apply for a certificate of immunity as it is not conclusive that this is not curtilage listed.

I disagree with the comment in the statement that the lodge has no effect on the experience of Walford House and has a neutral impact on its setting. Lodges traditionally marked the entrance to important houses and have an impact as the first impression of the estate; they often have long winding drives to get to the house and an historic and design relationship between a lodge and manor house is

well established. It is wrong to think of them as separate entities with no impact on each other. The lodge will have an effect on the experience of Walford House through being the lodge marking the entrance to the estate. There does not have to be a direct visual link between the lodge and the house to effect the experience of the asset. Historic England guidance – Curtilage (Advice note 10) recognises lodges may be curtilage listed even though they are over 2 ½ miles from the main house. I disagree with the conclusions of heritage statement

The proposed alterations will adversely affect the quality and design of the lodge. The statement refers to later alterations that have impacted on the lodges aesthetic value however the scale and style of the extension worsens the later alterations. Georgian architecture is characterized by its proportion and balance and the proposed alterations do not reflect the character of the lodge.

13/10/2020

6/202 Nos 1 - 10 (consecutive) Walford House 25.2.55

GV II*

Country house, now flats. Late C18. Render grooved as ashlar over brick, rusticated ground floor, bitumen covered hipped slate roof, pedimented central 3 bays breaking forward slightly, cut by cornice and string course, rendered brick stacks. L-plan: Main suite of rooms on South front behind colonnade, cross vaulted entrance hall and central stair behind, service wing North East corner. South front: 3 storeys, 1:3:1 bays; rosette in tympanum, attic storey 4 pane sash windows, outer central bays in raised surrounds, first floor 12-pane sash windows with moulded lintels to outer bays and pediment to centre, ground floor 15-pane sash windows in outer bays, two 16-pane sash windows centre and one in second bay left with inserted glazed door, fronted by Doric colonnade of 2:3:2 bays with paired columns in centre and in angles, pilaster responds, metope and triglyph frieze, boarded soffit, surmounted by low balustrade. Entrance on 3 bay left return, C20 half glazed double doors, flat roofed ashlar Doric porch with frieze of rosettes and triglyphs, boarded soffit, low balustrade. Long right return of 4:3 bays, some leaded iron casements in service wing at rear. Interior: dog leg stair, thin turned balusters, Adam-style ceiling to oval stair-light lantern, Adam-style plasterwork cornice, otherwise no interior features of note. The columns of the colonnade are much eroded due to use of poor stone, this, the absence of interior decoration and the early use of brick, point to a country house builder with an eye to economy. The house was divided into flats circa 1965. (Photographs in NMR).

Listing NGR: ST2720528202

Walford Lodge is the lodge to Walford House grade II* listed and is potentially a curtilage listed building. It appears on the 1840 tithe map as the lodge at the entrance to a long carriage drive to Walford House. Walford House is late 18th century and from the detailing on the lodge, the lodge could also be late 18th century. Although shown as a non-designated heritage asset on the Somerset West heritage site it may be curtilage listed.

The proposed first floor extension is out of character with such an impressive building and the first floor extension does not respect this style of architecture. The lodge still marks the entrance to Walford House and affects the experience of arriving at Walford House. Even though there may not be a direct site line between the two buildings the experience of the designated asset should be taken into consideration. There would be an adverse impact if the lodge were to be altered to incorporate features out of character with the historic style of architecture.

The application should be withdrawn or refused.

Listed Building and Building and Conservation areas act 1990 section 66

NPPF 127,193,195

Taunton Deane Core Strategy CP8

SC - ECOLOGY - No objection - Recommend following informative to be placed on any permission:

The developers and their contractors are reminded of the legal protection afforded to bats and bat roosts under legislation including the Conservation of Habitats and Species Regulations 2017. In the unlikely event that bats are encountered during implementation of this permission it is recommended that works stop and advice is sought from a suitably qualified, licensed and experienced ecologist at the earliest possible opportunity.

Representations Received

There have been no letters of representation received to the revised proposal.

There were 4 letters of support received to the original proposal stating the following:

- The proposed design compliments the existing building;
- The extension give the family space to grow;
- No objection to the proposal;

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for Taunton Deane comprises the Taunton Deane Core

Strategy (2012), the Taunton Site Allocations and Development Management Plan (2016), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below.

CP8 - Environment,
DM1 - General requirements,
D5 - Extensions to dwellings,

Local finance considerations

Community Infrastructure Levy

Creation of extensions of 100sqm or over are CIL liable.
Creation of annexes, regardless of size, are CIL liable.
This proposed development incorporates an extension and an annex and measures approx. 140sqm.

The application is for residential development outside the settlement limits of Taunton and Wellington where the Community Infrastructure Levy (CIL) is £125 per square metre. Based on current rates, the CIL receipt for this development is approximately £17,500.00. With index linking this increases to approximately £25,000.00.

Determining issues and considerations

The determining factors for consideration are the affects on the amenity of neighbours, the appearance of the development and the impact on the street scene.

Principle of Development/Sustainability:

There are two principles that need to consider under this application.

Firstly whether the proposed extension results in harm to the traditional character of this converted building, which is considered to be a non-designated heritage asset. In this instance it is considered that the proposed extension would result in overtly domestic appearance, which would be at odds with the buildings traditional converted appearance and is therefore harmful.

When assessing applications concerning non-designated heritage assets, para 197 of the NPPF states *the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of*

any harm or loss and the significance of the heritage asset', it is considered that this addition would cause demonstrable harm in the domestication of the barn. As well as being questionable in principle, the actual design of the proposed living area is entirely domestic and makes no discernible effort to take visual cues from either this group of buildings or indeed any other West Somerset and Taunton Deane examples.

The lodge is considered by officers to be an late 18th Century building built in connection to Walford House and therefore due to its age an exemplary finish is a Non Designated Heritage Asset (NDHA) and therefore it is accorded significant weight when determining extensions and alterations. As stated by the Conservation Officer as the lodge forms part of Walford House it could also be determined to be curtilage listed which would afford it greater weight for sympathetic extensions and alterations. It is therefore advised that the applicants apply for a certificate of immunity as it is not conclusive that this building is not curtilage listed.

Policy D5 seeks to ensure that extensions to dwellings do not harm the form and character of the dwelling to be extended.

The revised proposal with the set back of the first floor extension is acknowledged, however, whilst the proposed first floor extension would not be built on top of the Lodge building it would adversely harm its setting and therefore its character and appearance of this simple single storey lodge building. The first floor extension would neither preserve or enhances the non-designated heritage asset (the Lodge). It is not considered that any first floor extension would be unacceptable to this simple single storey building. It is noted that previous extensions have historically only been single storey in height thereby respecting the character and appearance of the historic Lodge.

The revised proposed first floor extension by means of design scale and massing together with its use of inappropriate materials does little to preserve or enhance original Lodge. The revised proposal that omits the timber cladding is a welcome amendment and removes this objection to use of finish to the property.

The proposed insertion of Juliet balconies on the rear elevation break through the existing single storey parapet wall and results in a poor quality design that would be detrimental to the setting of the historic Lodge.

Whilst it is stated that the property is not highly visible from public views, officers disagree with this statement as the Lodge faces onto the lane and boundary trees and hedging could be removed at any time thereby the building is visible to public views. Irrespective of being highly visible or not any extension or alteration should complement and enhance an existing property not result in harmful development. This proposal by means of its scale, massing and design would fail to comply with Policies Taunton Dean Core Strategy CP8 (Environment) and DM1 Site Allocations Development Management D5 (Extensions to Dwellings) and paragraph 197 of National Planning Policy Framework.

Conclusion

The revised proposed first floor extension is not considered to be acceptable as it would harm the historic nature of this Non Designated Heritage Asset and as such is detrimental to its character and appearance. Consequently the proposal fails to

accord with policies CP8 and DM1 of the Taunton Deane Core Strategy and policy D5 of the Taunton Site Allocations and Development Management Plan and paragraph 197 of National Planning Policy Framework. The application is recommended for refusal.

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

Contact Officer: Mr C Mitchell