

## Officer Report On Planning Application: 18/00403/FUL

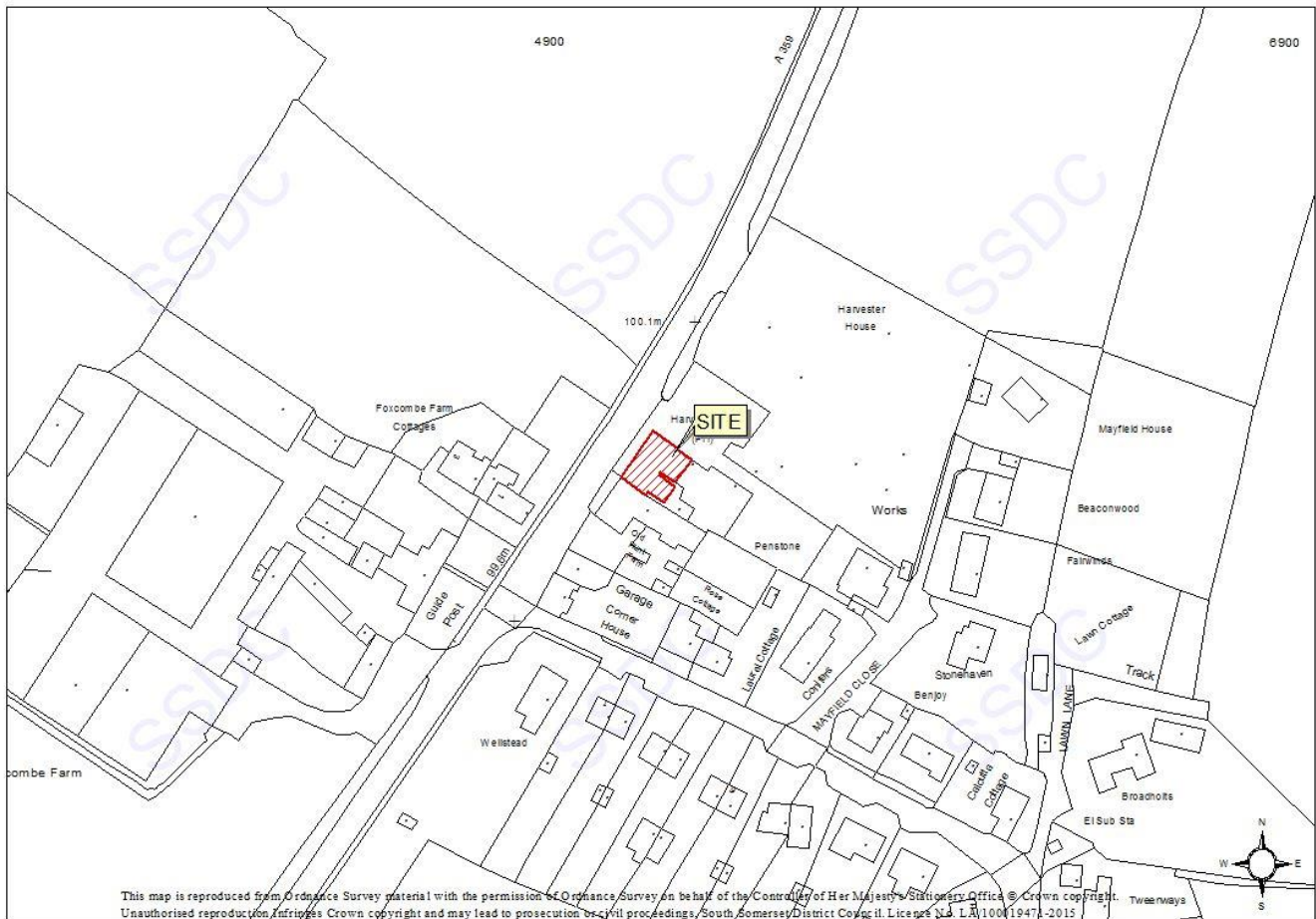
<b>Proposal:</b>	The installation of 7 replacement windows and a means of fire escape to first floor.
<b>Site Address:</b>	The Orchard Inn Galhampton Hill North Cadbury
<b>Parish:</b>	North Cadbury
<b>CARY Ward (SSDC Member)</b>	Cllr Nick Weeks Cllr Henry Hobhouse
<b>Recommending Case Officer:</b>	Sam Fox Tel: 01935 462039 Email: sam.fox@southsomerset.gov.uk
<b>Target date:</b>	11th April 2018
<b>Applicant:</b>	Mr Darren Brown
<b>Agent: (no agent if blank)</b>	
<b>Application Type:</b>	Minor Other less than 1,000 sq.m or 1ha

### REASON FOR REFERRAL TO COMMITTEE

This application is referred to the committee at the request of the Ward Member with the agreement of the Area Chairman as the comments of the Parish Council are contrary to the officer's recommendation.

### SITE DESCRIPTION AND PROPOSAL





The site is located to the north of the village fronting the A359 Galhampton Hill.

The property is a semi-detached, two-storey public house adjoining a Grade II listed residential dwelling to the south. There are residential dwellings to the west/southwest, one of them also being Grade II listed, with planning permission granted for further residential development to the north and east.

This application seeks permission for the installation of 7 replacement windows and a means of fire escape to first floor.

## HISTORY

None relevant

## POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that the adopted development plan is the South Somerset Local Plan (2006-2028).  
On this basis the following policies are considered relevant:-

Policies of the South Somerset Local Plan (2006-2028)

SD1 - Sustainable Development  
SS1 - Settlement Strategy  
Policy EQ2 - General Development  
Policy EQ3 - Historic Environment

National Planning Policy Framework  
7 - Requiring good design  
12 - Conserving the historic environment

## **CONSULTATIONS**

**Parish Council** - No objection

**County Highway Authority** - No observations

**Highway Consultant** - No highways issues, no objection

**Conservation Officer** - The Orchard Inn is a traditional building, which looks to have been a pub for a long time - see reference to 'New Inn' on 1888 OS map. It is attached to a listed building, and makes a positive contribution to its setting.

The application is lacking in detail. No section details or manufacturers details of the windows have been submitted. The blue sheets supplied are not at all helpful. I have to assume that the windows will be a standard profile upvc system. There is a reference to a 'Georgian' window on the application form, which most commonly means the panes of glass will be divided with glazing bars - usually internal on a standard upvc window.

The existing timber windows do not appear to be historic. I am satisfied that they can be replaced, but the replacements must be appropriate for this setting in terms of design and material. Standard upvc windows will harm the appearance of the building and the setting of the adjacent listed building. Traditional flush fitting timber windows (which can be draught proofed and double glazed) will look much better. They will enhance the appearance of the building - improving the impression of the business - and will not cause harm to the setting of the adjacent listed building.

As the application stands I must recommend refusal due to the harm caused by the proposal.

## **REPRESENTATIONS**

None received

## **CONSIDERATIONS**

### **Description**

The proposal involves the replacement of all the existing timber front windows and one rear window on the building with white UPVC windows. The building has been altered over time with various windows and extensions, more recently the addition of a UPVC conservatory to the rear. The property is attached to a Grade II listed dwelling to the south side with the public house car park to the north separating it from a residential development plot to the north.

### **Visual amenity**

The proposed windows, whilst similar to the existing in terms of colour, are different in terms of the design and profile. The conservation officer has recommended refusal of the proposal as he considers the use of a standard UPVC profile window in this instance will detract from the character of the host building and more importantly will have a harmful impact on the setting of the adjoining Grade II listed

dwelling. Whilst he has advised a traditional flush fitting timber window be used with double glazing and draught proofing, he would consider a more refined UPVC replacement system with a profile more in keeping to a traditional flush fitting timber window. Whilst this option was presented to the applicant, it would appear the subject windows have already been purchased and, therefore, a change is not currently an option. On this basis it is considered that the proposal would harm the character of the property, would have a detrimental impact on the visual amenity of the area and would have a harmful impact on the setting of the adjoining Grade II listed dwelling.

### **Residential amenity**

It is not considered that the proposal would harm local residential amenity.

### **Conclusion**

Given the comments of the Conservation Officer it is considered the proposal would be character of the host building and the setting of the adjoining listed building, contrary to policies EQ2 and EQ3.

### **RECOMMENDATION**

Permission be refused for the following reason:

01. The replacement windows, by virtue of their materials, form and design, are not appropriate on this building and would detract from the character and appearance of the property and the setting of the adjacent listed building which is not outweighed by any public benefit. Consequently their installation is contrary to Policies EQ2 (General Development) and EQ3 (Historic Environment) of the South Somerset Local Plan (adopted 2006-2028) and Chapter 7 (Requiring Good Design) and Chapter 12 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework (March 2012).
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