

Officer Report On Planning Application: 18/03100/FUL

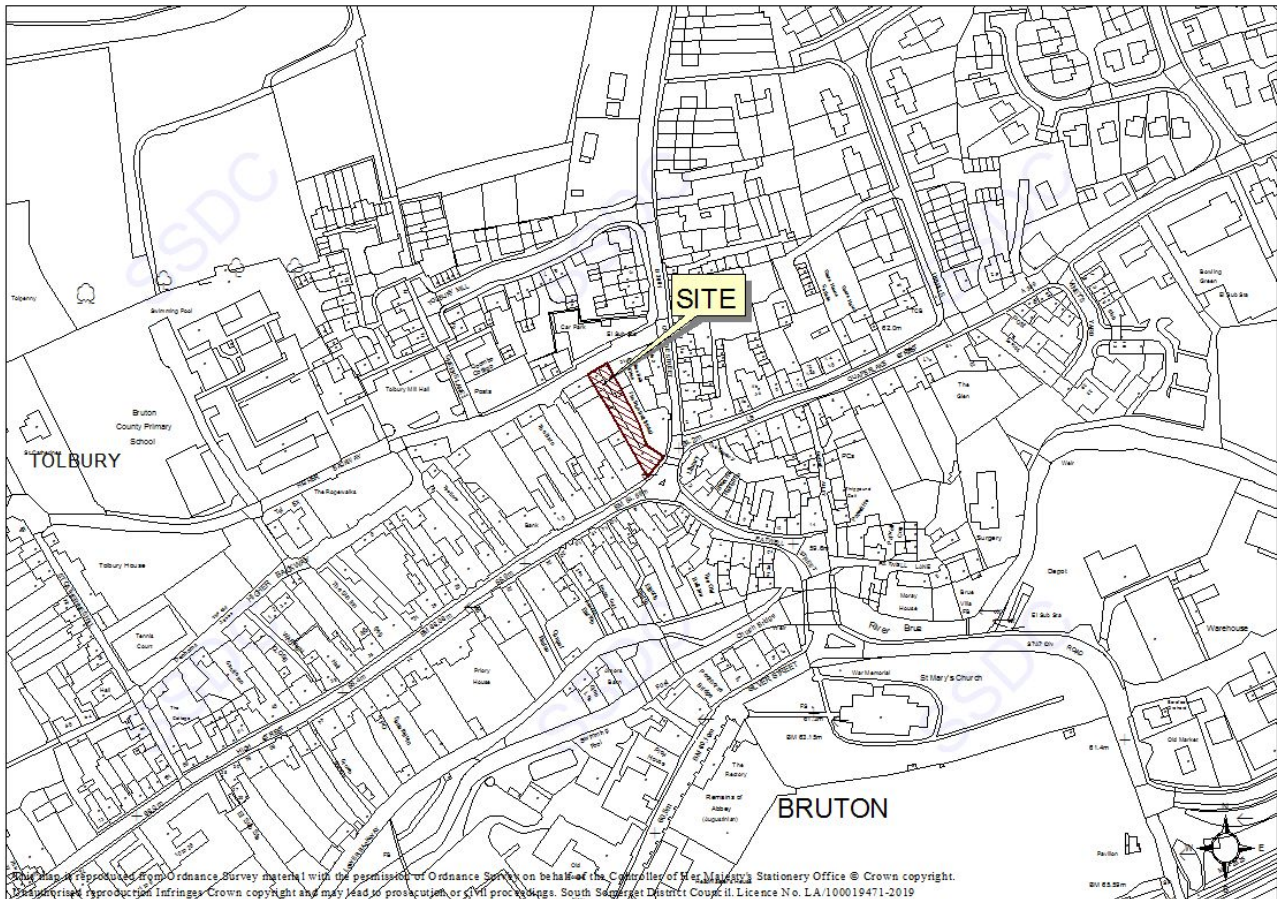
Proposal :	Repairs & alterations to existing Forge Building to provide additional guest accommodation in conjunction with use of the remainder of the property as bed & breakfast accommodation.
Site Address:	1 High Street Bruton BA10 0AB
Parish:	Bruton
BRUTON Ward (SSDC Member)	Cllr Anna Groskop
Recommending Case Officer:	Stanley Norris Tel: 01935 462462 Email: planningcaseteam@southsomerset.gov.uk
Target date :	21st December 2018
Applicant :	Mr Aled Rees
Agent: (no agent if blank)	Mr Patrick Benjamin Benjamin + Beauchamp Architects The Borough Studios The Borough Wedmore BS28 4EB
Application Type :	Minor Other less than 1,000 sq.m or 1ha

This application is called before Area East Committee as requested by the Chair as multiple neighbour objections were submitted contrary to the officer recommendation.

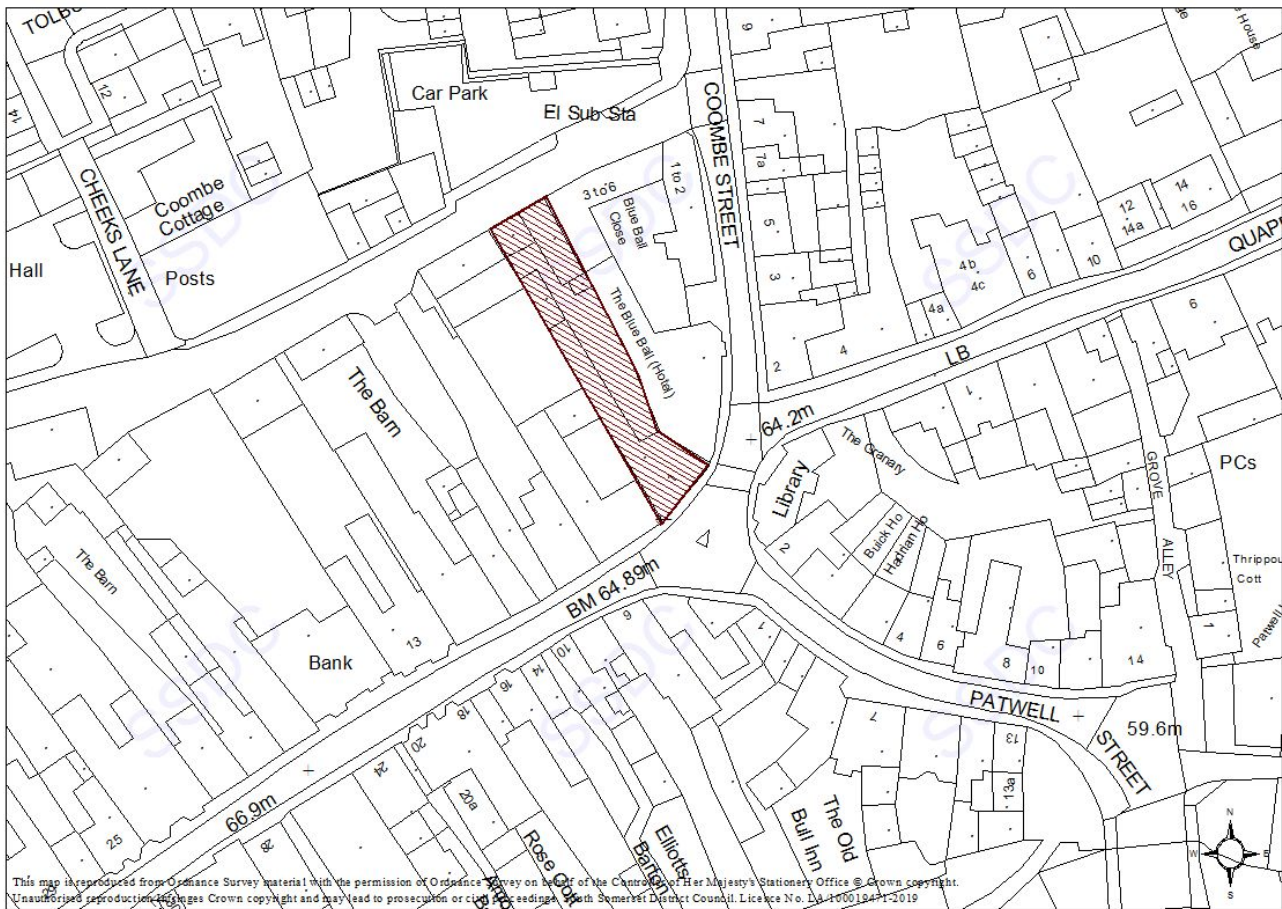
Date of site visit: 05/12/2018

Neighbours/consultees correct: Yes

Site Location and Description:



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1 High Street is a two storey terrace property in one of the most prominent sites in Bruton, towards the eastern end of High Street. The dwelling dates back to the 16th Century and is recognised as Grade II Listed and falls within the designated Conservation Area. The dwelling was given permission in 2016 to change its use to bed and breakfast accommodation.

The proposed development is for the conversion of the existing 16th century forge building at the rear of the building, the proposal outlines the conversion into four further bedrooms in conjunction with the use of the main building as well as a garage to provide parking for 2 vehicles.

History:

This application runs concurrent with 18/03101/LBC

Application Number: 16/02948/FUL & 16/02949/LBC

Description: Alterations, extension and repairs to existing building. Change of use to C1 (bed and breakfast) accommodation.

Close Date: 11/10/2016

Status: Application permitted with conditions

Application Number: 16/01635/LBC

Description: Demolition of existing outbuildings

Close Date: 16/06/2016

Status: Application permitted with conditions

Policy:

South Somerset Local Plan 2006-28:

Policy SD1- Sustainable Development

Policy EQ2 - Design and General Development

Policy EQ3- Historic Environment

Policy TA5 - Transport Impact of New Development

Policy TA6 - Parking Standards

Policy EP4 - Expansion of Existing Businesses in the Countryside

Policy EP8 - New and Enhanced Tourist Facilities

NPPF:

Chapter 12 - Achieving Well Designed Places

Chapter 16 - Conserving and Enhancing the Historic Environment:

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 - In considering whether to grant planning permission, or permission in principle, for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 - In the exercise, with respect to any buildings or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Planning Practice Guidance, 2014. (As Amended)

Somerset County Council Parking Strategy (September 2013) and Standing Advice (June 2017)

Town/Parish Council:

The Planning Committee of Bruton Town Council resolved to support these applications.

The Planning Committee also expressed its appreciation of the applicant's recognition of Bruton's parking problems and was looking forward to seeing the mitigation measures which he promised being implemented effectively.

SSDC Conservation Officer [in response to the concurrent application for listed building consent]

This application refers to the restoration of an existing forge building which is currently in a dilapidated state. The proposal is to convert the building to contain four bedrooms for a B&B, the forge house is connected to the rear of 1 High Street a Grade II listed building which dates back to the 16th century.

1 High Street sits at the top of the hill in Bruton, in one of the most prominent sites along the street and at the eastern end of Commercial Street, for this reason it is likely that the building has always been a high status building, though over the years the function will have changed to suit the needs of the time.

1 High Street is a B&B, with a series of connected buildings sited within a narrow tenement, very typical of the medieval layout found throughout the historic core of Bruton. Access from the rear is gained through a cart entrance under stone arch and opens directly into a passage with the west front of the forge house.

The forge house has been used for storage and contains no facilities associated with a domestic dwelling. The proposals seek to change the use of the forge house into domestic which will ensure that the building remains in viable use into the future and its business use will be of public benefit.

The road side elevation (north) which is the most significant elevation, facing a public highway will not be changed in appearance apart from tidied up. The west elevation visible within the courtyard will be altered, there are currently two large poor quality handmade metal framed 6 x 3 and 8 x 3 rectangular paned windows and one slit window within the eaves containing 5 panes. There are two doors in the west elevation.

The proposed changes involve the removal of the larger of the two metal framed window, proposed to be infilled with recessed natural stone and the wooden lintel will remain. The 6x3 window will become a doorway with the original style of fenestration extended to the floor. This elevation is not the primary elevation of the building, therefore their loss is not considered to be harmful to the significance of the building.

It is proposed to add a double door in the south elevation which will open out onto a new terrace, the door will be located within a currently blocked window, and the existing timber lintel will be raised and replaced with concrete and faced in timber in order to accommodate this change. This wall contains a blocked chimney and other smaller features, these will not be altered apart from to locate the double door. This is acceptable.

There is also an active permission for new rooflights to be placed into the west elevation, which has not yet been implemented. It is proposed to reduce the number from 3 to 2 and to relocate the rooflights at the same height along the same roofslope. This is acceptable.

There is a set of stairs located at the back of the forge which is proposed for removal. At the lower section has a steep ladder with open treads (leaning on an under stair cupboard) opening onto a small landing area, this gives split level access to two rooms. The stair is in a dilapidated state and its existing location will compromise the proposed layout of the forge. During discussion with the architect on site it was agreed that a similar to existing 'rustic' design for the new stairs would be appropriate in this instance. In my professional opinion the public benefit achieved as a result of the stairs relocation will outweigh the harm caused by its removal.

A sub floor will be inserted over the existing first floor, creating an even floor, but also allowing the structure of the ceiling to be seen from below. This is acceptable.

I have no objection to this proposal, subject to submission of further details as outlined below. (SEE CONDITIONS)

Other Consultees :

SSDC Highways Consultant

I understand the proposal would increase the number of bedrooms from the permitted seven to 12. Ideally there would be sufficient on-site car parking to allow one space to be allocated to each bedroom. However, the parking provision of six spaces for 12 rooms would be consistent with the optimum standard set out in the Somerset Parking Strategy and the site is located in the centre of the town close to public car parks and on-street parking areas. I also note the provision of a secure, undercover cycle parking facility. Therefore, no highway objection is raised.

County Highways Consultant

Standing Advice Applies

South West Heritage

As far as we are aware there are limited or no archaeological implications to this proposal and we therefore have no objections on archaeological grounds

Representation/Neighbour Comments

Site notice displayed on downpipes on front elevation of the property.

17 neighbouring properties received letters of notification and 7 letters of objection were received. A key theme appearing in all objections was concerns over the parking provision and issues raised included;

- Concerns over 'unrealistic' guest parking which would require the presence of a valet at all times
- Not sufficient parking for staff on site
- Existing parking conditions within Bruton are 'dire' and town is 'overcapacity'
- Concern over safety of vehicles leaving the site as vision in both directions is considered 'unsafe'
- Public transport within Bruton is not sufficient to warrant only 6 parking spaces

One neighbour also had concerns over the development of the forge and thought that the historic building should be developed more sympathetically.

CONSIDERATIONS

Principle of Development

The Case Officer in the original application for the change of use to bed and breakfast stated- 'There are no local plan policies seeking to protect retail uses in settlements such as Bruton. Instead chapter 2 of the NPPF is the most important material consideration. The proposal is considered to be in-line with the thrust of this chapter, which recognises that a variety of uses (including residential) can play an important role in ensuring the vitality of town centres. As such, the principle of the proposed development is considered to be acceptable.'

Having revisited the chapter, the principle of increasing the amount of bedrooms within the bed and breakfast accommodation is supported. Subject to compliance with relevant policies and material considerations, the principle of development is accepted.

Visual Amenity

As the building is a grade II listed building within a conservation area the SSDC conservation officer was consulted in regard to visual amenity on the concurrent application for listed building consent. After amended plans and two site visits were had with the agent, the conservation officer was happy that the proposed design would not cause any significant harm to the historic significance of the building as well as ensuring that the building remains viable for use within the future, providing a public benefit.

The northern elevation of the forge (bordering Higher Backway) will remain mostly unchanged (other than tidied up) and therefore there will not be significant change from the highway running perpendicular to the forge building.

The western elevation which will be visible from within the courtyard will receive the greatest amount of change, with the addition of a small window on the ground floor, the blocking of a window and the change from the second window to become a doorway with the existing style of fenestration extended to become a full length door. The conservation officer has stated that as this is not the principle elevation of the forge these changes will not be harmful to the significance of the listed building.

The changes to the southern elevation will not be as significant and will see the addition of a ground floor door which will open out on to a new terrace, the door will be in place of an existing blocked up window and will see the addition of a new window in the existing opening. The newly proposed door and window would be finished in similar fenestration to other openings and would be finished with new oak lintels. The conservation Officer has stated that she is happy with the proposals to retain the blocked chimney and other existing smaller features of historical significance.

The conservation Officer has also included several conditions on any permission issued to control the detailing of the scheme. Such conditions are considered to be reasonable and necessary. As such, the impact on visual amenity is considered to be acceptable in accordance with policies EQ2 and EQ3 of the South Somerset Local Plan.

Residential Amenity

Despite the large changes it is not considered that the proposal would have any significant impact on the residential amenity of any adjoining occupiers. There will be no issue with overbearing or dominance as the footprint of the forge will remain the same. In accordance with policy EQ2 of the South Somerset Local Plan the development is considered acceptable.

Highways

All seven of the received objections included concerns over highways and parking provisions. The highway authority was consulted and referred to their standing advice. The SSDC Highways Consultant has made an assessment of the scheme and considers that there will be no adverse impact on highway safety.

In his comments he has outlined that that the overall provision of 6 parking spaces for the overall 12 guest rooms is in line with optimum standards set out in the Somerset Parking Strategy. The provision of a secure bike shed has also been noted by the Highways Consultant, who has also noted the location of a public car park to the north and on street parking along the main High Street.

Conclusion

The proposed development is considered to be acceptable in principle and will have no adverse impact on the character of the conservation area or the listed building, and will cause no demonstrable harm to residential amenity or highway safety in accordance with policies SD1, SS1, EQ2, EQ3, TA5, and TA6 of the South Somerset Local Plan.

RECOMMENDATION

Approve for the following reason:

01. The principle of development is considered to be acceptable in this location and the proposal, by reason of its size, scale and materials, respects the character of the conservation area, and causes no demonstrable harm to residential amenity, the character and setting of the listed building, and highway safety in accordance with the aims and objectives of Policies SS1, SD1, EQ2, EQ3, TA5, and TA6 of the South Somerset Local Plan and the aims and provisions of the NPPF.

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans and drawings. The external surfaces of the development shall be of materials as indicated in the application form and no other materials shall be used without the prior written consent of the local planning authority.

Plans Titled-

- 056.000 A Location Plan
- 0560.P.019 Block Plan
- 0560.P.017 Forge Elevation as Existing
- 0560.P.018 A Forge as Proposed
- 0560.P.030 Proposed Parking Plan
- 0560.P.016 Forge Floor Plans
- 0560.SK.10 Proposed Forge Internal Elevation

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

03. No work shall be carried out fit the new staircase until details of the new staircase, including detailed design, materials and finish are to be submitted to and approved in writing by the Local Planning Authority. This will include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the significance of the heritage asset, in accordance with the provisions of chapter 12 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

04. No work shall be carried out to fit any new WCs, Bathrooms, Kitchens or Utility rooms unless details of all new services to such rooms, including details of routes of foul water and any ventilation or extraction have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the significance of the heritage asset, in accordance with the provisions of chapter 12 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

05. No work shall be carried out to fit any doors, windows, boarding or other external opening unless details of the design, materials and external finish of these elements have been submitted to and approved in writing by the Local Planning Authority. This will include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the significance of the heritage asset, in accordance with the provisions of chapter 12 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

06. The windows comprised in the development hereby permitted shall be recessed in accordance with details to be submitted to and approved in writing with the Local Planning Authority before any windows are fitted.

Reason: To safeguard the significance of the heritage asset, in accordance with the provisions of chapter 12 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

07. No work shall be carried out to fit the roof lights unless details of the units have been submitted to and agreed in writing by the Local Planning Authority. Unless otherwise agreed in writing, the roof lights shall be top hung and flush with the roof covering. Such approved details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the significance of the heritage asset, in accordance with the provisions of chapter 12 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028)

08. The area allocated for parking and turning on the submitted plan, drawing no 0560.P.030 A received 30/11/2018, shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles used in connection with the bed and breakfast use of 1 High Street, Bruton.

Reason: In the interests of highway safety and in accordance with policies TA5 and TA6 of the South Somerset Local Plan.
