

Committee date 09/07/2024

Application No: 33/24/00004

Application Type: Full Planning Permission

Case Officer: Jordan Morris

Registered Date: 19/04/2024

Expiry Date: 13/06/2024

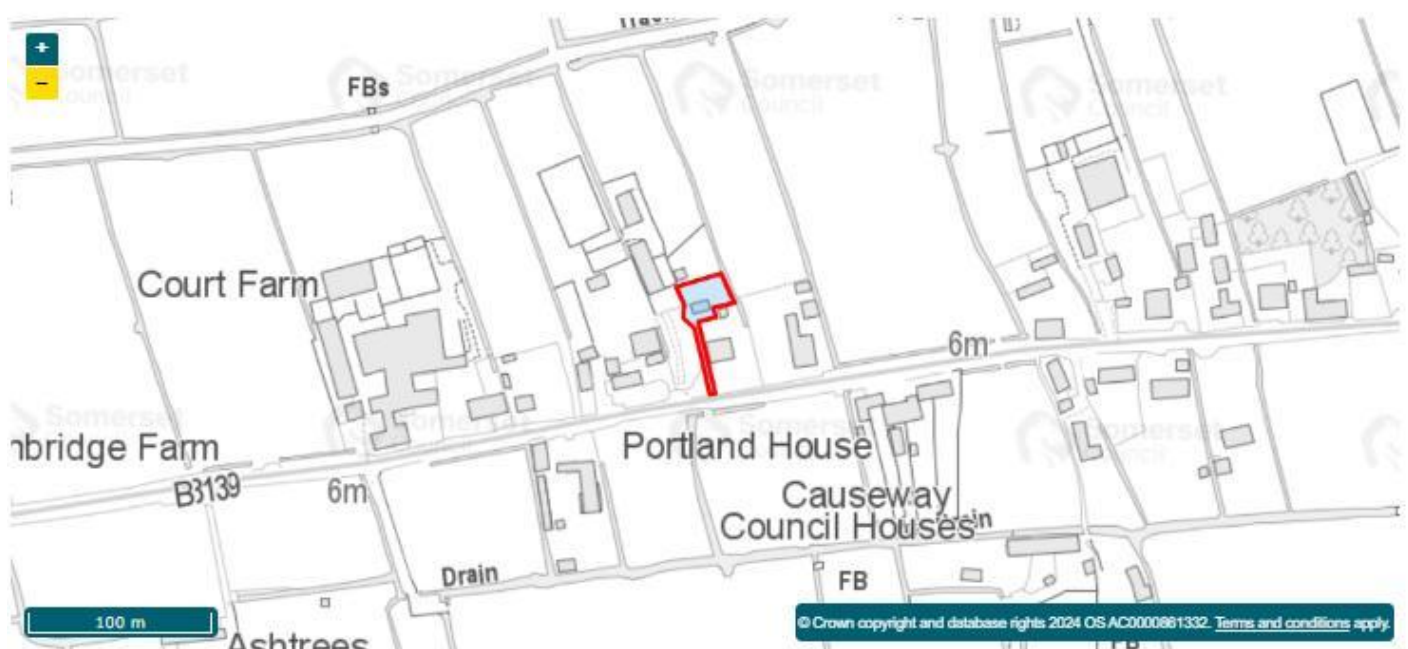
Parish: Mark

Division: King Alfred

Proposal: Erection of single story rear North extension with 2No. rooflights.

Site Location: Larches Barn, The Causeway, Mark, Highbridge, Somerset, TA9 4QF

Applicant: Mr & Mrs May



Committee decision required because

The views of the Parish Council are contrary to the Officers recommendation.

Recommendation

Refuse Planning Permission

Background

The dwelling is accessed and situated off the Mark Causeway. The dwelling is a converted barn (33/14/00007) and is constructed of stone and brick with a double roman tile roof and uPVC windows.

The proposal is for the erection of a single storey rear extension (north elevation) with the inclusion of 2 rooflights.

Relevant History

Applications Overlapping the same Spatial Area

Reference	Case Officer	Decision	Proposal
33/21/00016	CM	GTD	Erection of single storey rear (North) and side (East) extension.
33/21/00002	EC	GTD	Approval of the details of appearance, landscaping, layout and scale, for the erection of a dwelling and garage.
33/20/00020	EC	GTD	Outline application with some matters reserved for the erection of a dwelling and garage
33/17/00017	LR	GTD	Erection of a single storey extension to front (SE) elevation.
33/16/00012		WWI	
33/15/00046	DD	GTD	Erection of a tractor/plant storage shed.
33/15/00015	DD	WDN	Erection of tractor/plant storage shed
33/14/00007	STP	GTD	Change of use from holiday to residential dwelling
99/13/00415	STP	RPLY	New dwelling
33/12/00025	DRT	GTD	Erection of single storey extension and porch to rear (North) elevation and replacement of bay window with square box bay to front (South) elevation
33/07/00003	ML	GTD	Change of use and conversion of barn to holiday cottage

Supporting information supplied by the applicant

Location Plan Drg No. 1052/01
Existing Block Plan Drg No. 1052/02
Existing Floor Plan Drg No. 1052/03
Existing Elevations Drg No. 1052/01
Proposed Block Plan Drg No. 1052/05
Proposed Floor Plan Drg No. 1052/06
Proposed Elevations Drg No. 10512/07
Householder Flood Risk Assessment

Consultation and Representations

- Date of consultation: 22 April 2024
- Press Date (if applicable): 30 April 2024
- Site Notice Date (if applicable): 03 May 2024

The submitted comments are available in full on the Council's website.

Consultees the following were consulted:

Consultee Name	Summary of Response
Axe Brue Drainage Board	Standing advice
Mark Parish Council, 5 Channel Court	Support
King Alfred 1 - Matthew Martin	No comment received
King Alfred 2 - Harry Munt	No comment received
Somerset Highways	No observation
Environmental Health - Somerset Council (Sedgemoor Area), Email Address Only	No comment/ observation
Historic Environment Service - Archaeology, Somerset Heritage Centre	No comment/ observation
Wessex Water Services (DC)	No comment received
Landscape Officer	No comment received
Conservation Officer	Objection, on grounds of unjustified harm to the local character if this alteration is approved

Local representations:

Neighbour notification letters were sent in accordance with the Councils Adopted Statement of Community Involvement.

No representations have been received.

Most Relevant Policies

National Planning Policies

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

National Planning Policy Framework

Section 12 – Achieving well-designed places

Section 15 – Conserving and enhancing the natural environment

Local Plan (2011-2032)

D1 Flood risk and surface water management

D2 Promoting high quality and inclusive design

D20 Biodiversity and geodiversity

D23 Bat Consultation Zones

D25 Protecting residential amenity

Main Issues

Visual Amenity

The proposed single storey rear extension and associated alterations are not considered to be of an appropriate scale, design or detailing that would respect the form and character of the existing building and identity of the locality. The dwelling is a converted barn (33/14/00007) and has kept its traditional stone barn character throughout the conversion into a dwelling, the granted permission removed permitted development rights for the barn as to safeguard the character of the building and the surrounding area. The proposed extension is sited on the northern elevation of the barn with the position, scale and massing having a detrimental impact on the barn's character by change the form of the barn from a linear building to an L shaped building as well as impacting on

the feel of the building's characteristics as a farm building. The proposed roof is detrimental to the overall character of the barn by introducing a more shallow angled roof pitch to what is existing which is a steep pitched roof. This would create a mis-match in roof style with the existing roof, resulting in a detriment to the character of the farm building. Adopted guidance on barn conversions express that any proposed extensions must work as an enhancement to the existing form, plan and context of the existing farm building whilst not affecting the significance of the built form, the current proposal is seen as a change in characteristics of the building which will have a negative impact on the significance of the farm building.

The conservation officer was consulted on the application where concerns were raised to non-designated heritage assets (such as converted barns). The proposed extension will impose new character to the building which is against the historic plan form of the existing barn being linear in form and has been linear since inception around 1840. The conservation officer considers that there is less than a substantial harm to the traditional barn, this harm should be off-set by any public benefits for the scheme to be deemed acceptable. In this case, the proposed extension is considered to be a private benefit and as such the harm is not off-set in this proposal.

Overall, the proposal is considered to be of an incongruous design and scale that does not comply with policy D2 of the Local Plan and does not comply with the adopted Sedgemoor District Council guidance on the conversion of barns.

Residential Amenity

The proposed alterations would not prejudice the amenities of occupiers of the property and, in terms of its bulk, window arrangement and proximity to the neighbouring properties, would not adversely affect the amenities of the occupiers of the neighbouring properties (Portland House 24m to the south west and Old Auster 25m to south east). In this respect the proposal complies with policy D25 of the LP.

Highways Issues

The Highways Authority consider Standing Advice to apply to this proposal. In respect of this application, this requires the resultant dwelling to be adequately served by an off-road parking provision in line with the recommendations made within the Parking Strategy 2013.

The proposal does not affect the existing access and parking arrangements. As such the proposal does not conflict with policy D14 of the LP.

Flood Risk

The application site lies within Flood Zone 3 and relates to an existing dwelling within the Development Boundary. A Householder Flood Risk Assessment has been carried out and submitted. The proposed development is considered to pass the sequential test as the proposal is well related to existing buildings and the complex lies entirely within Flood Zone 3.

The following flood resilience measures are proposed:

- Flood boards or similar to prevent flood water entering the building
- Raise electrical sockets at least 400mm above ground floor level
- Raise electrical appliances above ground floor level
- Flood resilient materials to be used

As an assessment has been carried out and flood resilience measures are to be used, the proposal complies with policy D1 of the Local Plan.

Conclusion

The dwelling is a small rural building that has been sensitively converted to a residential use with high regard to its simple form and contribution to rural character. The proposed single storey rear extension by its siting, massing and appearance would result in an incongruous design that is out of keeping with the existing rural building and would result in a negative impact on the characteristics of a traditional barn. The proposal is also considered to not be in accordance with the adopted barn conversion policies set out in Sedgemoor District Council guidance note, the proposal will have a detrimental impact on the farm building by impacting on the ability to read the dwelling as a farm building, the design guide also states that any extensions must not impact on the significance of farm buildings and must seek to enhance the current form which the proposal does not by introducing an L shaped form when the built form has been linear since at least 1840.

The proposal is considered to be harmful to the simple form and character of the existing dwelling, failing to enhance the property in a sympathetic manner to the building or the immediate setting as required by national planning policy. As such the proposal does not comply with D2 of the local plan, paragraph 139 and 209 of the NPPF and the adopted Barn Conversion guidance.

RECOMMENDATION

REFUSE PERMISSION

- 1 The existing dwelling is a small rural building that has been converted sensitively to residential use with regard to its simple form and rural character. The proposed single storey rear extension by its siting, massing and appearance would result in an incongruous design that is out of keeping with the existing rural building and is contrary to adopted policy which states any extension must not affect the character or significance of these rural buildings. The location changes the linear form to a L shaped form as well as the introduction of a mis-match roof style will result in incongruous design that fails to comply with Sedgemoor's Adopted Planning Guidance Note on the Conversion of Agricultural Buildings, Policy D2 of the Local Plan (LP) and paragraph 139 and 209 of the National Planning Policy Framework (NPPF).

Schedule A

Location Plan Drg No. 1052/01

Existing Block Plan Drg No. 1052/02

Existing Floor Plan Drg No. 1052/03

Existing Elevations Drg No. 1052/01

Proposed Block Plan Drg No. 1052/05

Proposed Floor Plan Drg No. 1052/06

Proposed Elevations Drg No. 10512/07

DECISION
