

PLANNING APPLICATION REPORT

Case Officer: Chris Mitchell
Fleming

Parish: Stoke Fleming **Ward:** Blackawton and Stoke Fleming

Application No: 1174/17/HHO

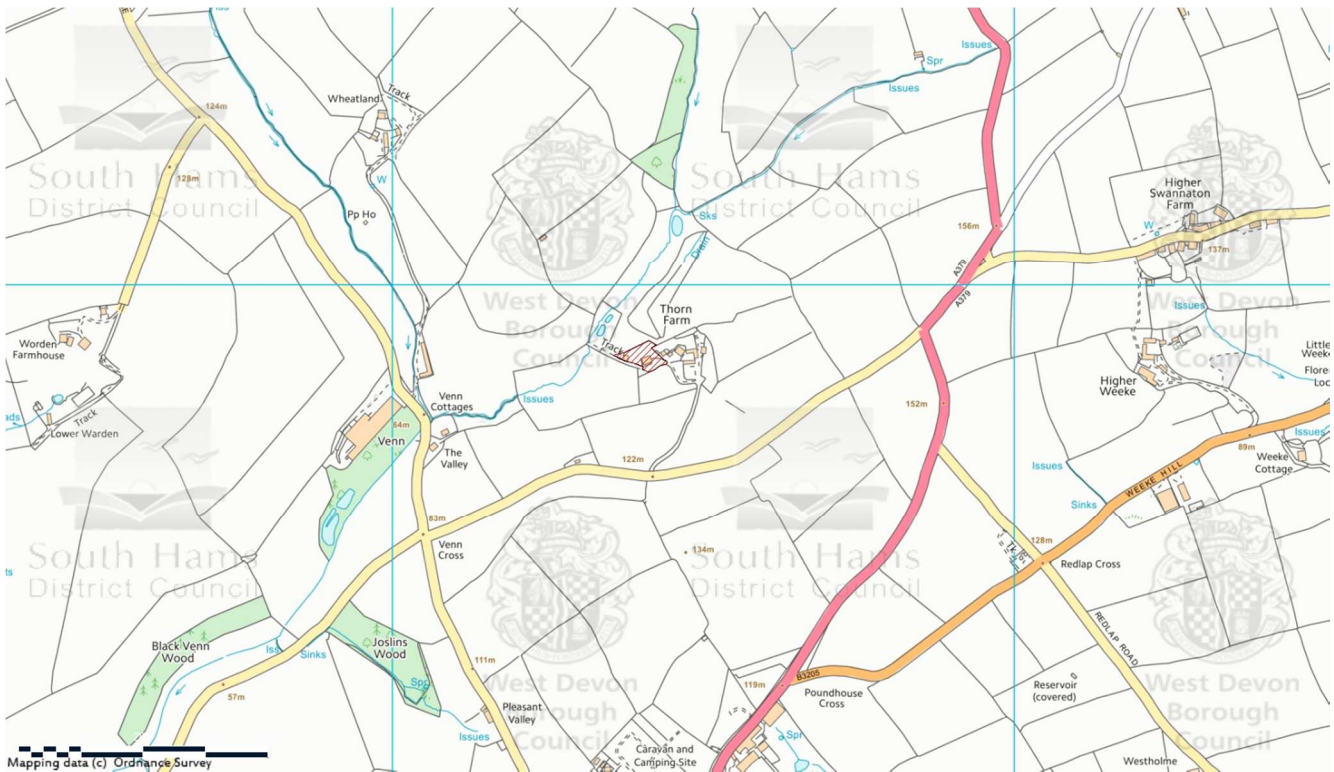
Agent/Applicant:
Mr Adam Bennis
BBH Chartered Architects
9 Duke Street
Dartmouth
Devon
TQ6 9PY

Applicant:
Mr & Mrs D Duffy
Whitelands Barn
Thorn Farm
Venn, Devon
TQ6 0LF

Site Address: Whitelands Barn, Thorn Farm, Venn, Devon, TQ6 0LF

Development: Householder application for a proposed extension to an existing dwelling

Reason item is being put before Committee: At the request of the ward member.



Recommendation: Refusal

Reasons for refusal

The extension hereby proposed in both its design and massing would result in the domestication of a traditional farm building and non-designated heritage asset and therefore adversely harm the character and appearance of the building that has already benefitted from extensions and alterations and therefore would be contrary to para 135 of Nation Planning Policy Framework, Barn Guide Supplementary Planning Document (Traditional Farm Buildings within the South Hams dated 2004) and Local Plan Policies, Core Strategy policies CS7 Design and CS9 Landscape and Historic Environment, Development Plan DPD policies DP1 High Quality Design, DP6 (Historic Environment) and emerging Joint Local Plan policies TTV32 (Residential extensions and replacement dwellings in the countryside) and DEV22 (Development affecting the historic environment).

Key issues for consideration: Principle of extensions to a non-designated heritage asset, design, impact upon neighbouring properties and Area of Outstanding Natural Beauty.

Site Description:

The site is located to the south west of Dartmouth and north of Stoke Fleming at Venn Farm with access taken from the A379 via lane to Venn Cross. The property is a detached barn that has been converted to residential accommodation and sited to the west of Thorn Farm.

The Proposal:

The proposal is for a single storey contemporary side extension to the barn on its north elevation to form living room with utility room to rear and is sited within the existing garden of the property. The extension would be some 70 sq.m and finished with timber weather boarding and natural stone for the walls, powder coated aluminium windows and doors and a green roof to retain the garden area to the property. The extension would be connected to the existing barn via a glazed link extension on the north elevation of the property.

Consultations:

- | | |
|--------------------------------|---|
| • County Highways Authority | No objection |
| • Environmental Health Section | No comments received |
| • Town/Parish Council | Support |
| • Heritage Specialist | This is an unusual proposal which appears to be contrary to policy, our barn conversion SPD and para 135 of the NPPF. |

The barn is a non-designated heritage asset and as with all historic barns its location within the landscape and the context of a wider farmstead is a fundamental feature of its character and significance. The barn as converted is a viable residential unit and there is no proven need for further extension. The form of the extension is such that it will be read as a modern flat roofed building independent of the barn and, when viewed from the west, about twice the width of the barn itself. Due to the overtly modern and domestic design it will sit as a 'stand-alone' statement in the countryside. Were this to be an extension to a house it could be seen as an innovative and interesting addition, but in the context of a barn it is wholly 'other'.

Para 135 requires that a 'balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'. The harm here relates to setting, but that is limited to the immediate experience of the barn and views from the west. The harm is less than substantial and arises from the fact that the form and appearance of the extension does not sit comfortably with the barn and changes its relationship to the land within which it is sited. It can be argued that the extension is so modern that it will read as such, but that amelioration does not remove or override the harm.

The example given of a building with a banked earth roof integrated into the landscape with naturalised planting does not appear to be what is being proposed. Many planted flat roofs are just as evidently alien in the landscape as any other material, so if this does move forward for approval I would seek conditions that require details of the ground profile and planting.

Representations from Residents

Comments have been received and cover the following points:

None

Relevant Planning History

51/1205/13/F	Householder application for lean-to greenhouse.	Conditional Approval
51/1913/10/F	Householder application for amendments to approved application 51/1748/08/F (amendments to garage carport and residential curtilage)	Conditional Approval
51/1748/08/F	Construction of car port store and associated works	Conditional Approval
51/2620/07/F	Resubmission of application 51/1277/07/F for modification of approved conversion; internal arrangements and reconstruction of lean-to barn to the south	Conditional Approval
51/1277/07/F	Modification of approved conversion 51/1383/01/F in respect of internal arrangements and reconstruction of lean to barn to the south	Withdrawn
51/0759/05/F	Variation of Conditions 15 and 22 of approved plans 51/1383/01/F for alterations to the positioning of curtilage and landscaping	Conditional Approval
51/0309/04/F	Amendments to approved plans 51/1383/01/F for barn conversions (alterations to one unit)	Refusal
51/1383/01/F	Conversion to provide two residential dwellings 2 no. ancillary dwelling units and covered parking.	Conditional Approval

ANALYSIS

Principle of Development/Sustainability:

There are two principles that need to consider under this application, firstly the domestication of a non-designated heritage asset of which this proposal would harm the traditional appearance of this barn. When applying para 135 '*.....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. 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 cues from either this group of buildings or indeed any other South Hams examples.

The (Barn Guide) Traditional Farm Buildings within the South Hams dated 2004 is of material consideration and clearly states:

'The general absence of extensions and additions to traditional farm buildings is an aspect of their historic interest and authentic character. Conversion schemes that involve the construction of new extensions or additions (or the demolition of existing ones) are more likely to harm the integrity of a farm building and are therefore less likely to be acceptable'.

If any extension were to be permitted to a traditional agricultural building it should respect the character and historical context of the property, this proposal does neither and therefore would be contrary to para 135, the Barn Guide and Local Plan Policies.

Secondly the adequacy of provision of living accommodation. When the building was originally converted under planning approval 51/1383/01/F adequate living space was provided, subsequently under application 51/2620/07/F it was agreed that an existing lean-to element should be included to provide additional living space and this evidenced and considered to be acceptable. Therefore the current building has sufficient living accommodation for a converted building. This proposed addition bears no historic reference to the building and would result in an unbalanced addition to the traditional barn.

The proposed size of the additional living area some 70 sq.m is a significant increase in the floor area of the existing building and whilst this has been reduced from original submission it is still considered to be too large for this traditional barn.

Design/Landscape:

The proposed design is of a contemporary approach and whilst it has been reduced in height and massing it is scale would still result in making the building less legible and fundamentally changing its traditional barn appearance and contrary to the Barn Guide SPD and para 135 of NPPF.

Therefore such an extension would result in harming the traditional appearance of the non-designated heritage asset and such development should not be permitted.

Neighbour Amenity:

The proposal would not harm neighbouring properties amenity.

Conclusion:

The extension hereby proposed in both its design and massing would result in the domestication of a traditional farm building and non-designated heritage asset and therefore adversely harm the character and appearance of the building. The barn already benefits in a lean-to extension and therefore no further alterations to the property would be permitted. The application is therefore contrary to para 135 of Nation Planning Policy Framework, Barn Guide Supplementary Planning Document (Traditional Farm Buildings within the South Hams dated 2004) and Local Plan Policies and is recommended for refusal.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004.

Planning Policy

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

The relevant development plan policies are set out below:

South Hams LDF Core Strategy

CS1 Location of Development

CS7 Design

CS9 Landscape and Historic Environment

Development Policies DPD

DP1 High Quality Design

DP2 Landscape Character

DP3 Residential Amenity

DP6 Historic Environment

DP15 Development in the Countryside

DP17 Residential Extensions and Replacement Dwellings in the Countryside

Emerging Joint Local Plan

The Plymouth and South West Devon Joint Local Plan (the JLP) will replace the above as the statutory development plan once it is formally adopted.

Annex 1 of the National Planning Policy Framework (the Framework) provides guidance on determining the weight in relation to existing and emerging development plan policies.

- For current development plan documents, due weight should be given to relevant policies according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).
- For the JLP, which is an emerging development plan, the weight is to be determined by the stage of its preparation, the extent to which there are unresolved objections, and its degree of consistency with the Framework.

The JLP is at a relatively advanced stage of preparation. The precise weight to be given to policies within the JLP will need to be determined on a case by case basis, having regard to all of the material considerations as set out on the analysis above.

PLYMOUTH AND SOUTH WEST DEVON JOINT LOCAL PLAN -: PUBLICATION (as considered by the Full Councils end Feb/Early March 2017)

TTV31 Development in the Countryside

TTV32 Residential extensions and replacement dwellings in the countryside

DEV1 Protecting amenity and the environment

DEV2 Air, water, soil, noise and land

DEV22 Development affecting the historic environment

DEV24 Landscape character

DEV27 Nationally protected landscapes

Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.