

11. FULL APPLICATION – ERECTION OF REPLACEMENT MIXED USE OUTBUILDING AT LANE HOUSE FARM, WETTON ROAD, BUTTERTON – (NP/SM/1120/1072), P1384/SC

APPLICANT: E VERVEY

Summary

1. The application seeks permission for a replacement mixed use outbuilding. The scale of the proposed new building would result in harm to the setting of the listed buildings within the site. Consequently the application is recommended for refusal.

Site and Surroundings

2. Lane House Farm is a grade II listed detached farmhouse situated on Wetton Road approximately 500m of the east of the centre of the village of Butterton and outside of the designated Conservation Area boundary. The farm consists of the main farmhouse and attached outbuilding and a detached combination barn (both grade II listed) with a number of dilapidated modern sheds. The nearest neighbouring properties are Fens Barn sited around 80m to the east and New Lanehouse Farm, located around 45m to the south west of the development site and on the opposite side of the highway. Vehicular access to the farmyard is directly from Wetton Road.

Proposal

3. Planning Permission is being sought to remove a corrugated Nissen shed and a wood and corrugated iron shed and replace with a stone and timber clad building under a blue slate roof, to accommodate domestic garaging, bicycles, a range of agricultural and horticultural implements and a ground source heating system.

RECOMMENDATION:

That the application be REFUSED for the following reasons:

1. **The proposed outbuilding by virtue of its siting and scale would have a negative impact on the setting of the grade II listed buildings, resulting in harm to their significance. The proposal is therefore contrary to policies L3, DMC5 & DMC7 and the guidance within section 16 of the NPPF.**

Key Issues

4. Scale and design.
5. Impact on the character, appearance and setting of the listed buildings.
6. Amenity and Highway safety.

Relevant History

7. 2020 - NP/SM/1120/1071 - Conversion of listed barn to holiday use – Granted.
8. 2015 - NP/SM/1215/1197 - Conversion of redundant agricultural land and buildings to holiday barn conversions, domestic garage and ancillary outbuilding - The applications included several parts. We supported the conversion of the listed barn (which has since been granted consent to holiday accommodation). There was further support in principle for a garage building albeit concerns were raised regarding its scale and encroachment into the adjoining field, however, support could not be given for a further outbuilding, sited close to the listed barn owing to its scale and adverse impact on the listed building and its setting. Subsequently the applications were withdrawn pending provision of a revised

scheme.

Consultations

9. Highway Authority – No response at the time of writing the report.
10. Parish Council – Support – *‘Having seen previous applications made in 2016 and at that time supporting the application along with certain queries, we can see that the changes made to date are of a positive nature and sympathetic to the area’.*
11. PDNPA Built Environment – *‘The proposed new outbuilding is not located as close to the grade II listed roadside barn as the existing sheds. However, its massing is much greater than these and it is set back only a short distance from the front elevation building line of the barn. The footprint of the new building exceeds that of the other outbuildings on the site, and is considerably bigger than that of the listed barn.’*
12. *The rise in land to the north east means that the ridge to the new building, although single storey, will be positioned above the level of the eaves to the listed barn. From the north and northeast, therefore, the roof of the outbuilding will obscure from view more of the listed barn than the current sheds, including the north-east gable pitching hole. The length of its long elevation will exacerbate its dominance in views.*
13. *The size and location of the proposed new outbuilding mean that it will be a dominant feature in views from the lane towards to the listed barn and the listed farmhouse and attached outbuilding –from the west and north-west, and also from the south east of the barn.*
14. *The new building would remove the historic relationship between the small detached listed barn - a former cart shed, stable and granary - and the other historic buildings on the site, the barn historically standing alone of the opposite side of the farmyard to the farmhouse and associated ancillary building.*
15. *In summary, the proposed new outbuilding will have a negative impact on the setting of the grade II listed buildings, resulting in harm to their significance. Whilst removal of the existing dilapidated sheds will be an enhancement to the farmstead, this is not sufficient to outweigh this harm’.*

Representations

16. No third party representations have been made.

National Planning Policy Framework (NPPF)

17. Section 16 of the NPPF sets out guidance for conserving the historic environment. Paragraph 172 of the framework states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.
18. Paragraph 189 states “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”

19. Whilst Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Main Development Plan Policies

Core Strategy

20. GSP1, GSP2 - *Securing National Park Purposes and sustainable development & Enhancing the National Park*. These policies jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its natural and heritage assets.
21. GSP3 - *Development Management Principles*. Requires that particular attention is paid to the impact on the character and setting of buildings and that the design is in accord with the Authority's Design Guide and development is appropriate to the character and appearance of the National Park.
22. L3 - *Cultural Heritage assets or archaeological, architectural, artistic or historic significance*. Explains that development must conserve and where appropriately enhance or reveal the significance of historic assets and their setting. Other than in exceptional circumstances, development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset or its setting.
23. L1 - *Landscape character and valued characteristics*. Seeks to ensure that all development conserves and enhances valued landscape character and sites, features and species of biodiversity importance.

Development Management Policies

24. DMC3 - *Siting, Design, layout and landscaping*. Reiterates, that where developments are acceptable in principle, Policy requires that design is to high standards and where possible enhances the natural beauty, quality and visual amenity of the landscape. The siting, mass, scale, height, design, building materials should all be appropriate to the context. Accessibility of the development should also be a key consideration.
25. DMC5 - *Assessing the impact of development on designated and non-designated heritage assets and their setting*. The policy provides detailed advice relating to proposals affecting heritage assets and their settings, requiring new development to demonstrate how valued features will be conserved, as well as detailing the types and levels of information required to support such proposals. It also requires development to avoid harm to the significance, character, and appearance of heritage assets and details the exceptional circumstances in which development resulting in such harm may be supported.
26. DMC7 - *Listed buildings* - Addresses development affecting listed building, advising that applications for such development should be determined in accordance with policy DMC5. And should clearly demonstrate how these will be preserved and where possible enhanced and why the proposed works are desirable or necessary. Development will not be permitted if it would adversely affect the character, scale, proportion, design, detailing of or materials used in the listed building or would result in the loss of or irreversible change to original features.

27. DMH8 - *New Outbuilding and alterations and extensions to existing outbuildings in the curtilages of dwelling houses.* States that new outbuildings will be permitted provided the scale, mass, form, and design of the new building conserves and enhances the immediate dwelling and curtilage, any valued characteristics of the adjacent built environment and/or the landscape, including Listed Building status and setting, Conservation Area character, important open space and valued landscape character. In addition, the use of the buildings will be restricted through conditions, where necessary.
28. DMT3 - *Access and design criteria.* - This affirms that development which includes a new or improved access onto a public highway, will only be permitted, where, having regard to the standard, function, nature and use of the road, a safe access for people is achievable.
29. DMT8 - *Residential off street parking.* Off-street parking for residential development should be provided unless it can be demonstrated that on-street parking meets highway standards and does not negatively impact on the visual and other amenity of local communities. In addition, the design and numbers of parking spaces associated with residential development must respect the valued characteristics of the area, particularly in Conservation Areas.

Assessment

Siting, scale and design of the new outbuilding

30. Policy DMC3 reiterates that where developments are acceptable in principle, siting, mass, scale, height, design and building materials should all be appropriate to the context. Whilst Policy DMH8 states that new outbuildings will be permitted provided the scale, mass, form, and design of the new building conserves and enhances the immediate dwelling and curtilage, any valued characteristics of the adjacent built environment and/or the landscape, including Listed Building status and setting.
31. The new building would be sited to the north western edge of the site, approximately 10m from the gable elevation of the roadside listed barn. The building would measure around 14m in length by 6.6m in width x 4.9m to the ridge, with a footprint of around 92sqm. The build would be constructed of a mix of stone and timber cladding under a blue slate roof. Internally the space would be used to accommodate domestic garaging, bicycles, a range of agricultural and horticultural implements and a ground source heating system.
32. Whilst it is accepted that the removal of the existing dilapidated sheds would offer the site an enhancement, the building by virtue of its size and massing would appear a dominant feature in the landscape, particularly when viewed from the highway approaching from the village towards the listed barn and farmhouse. Subsequently, the building is unacceptable in its siting close to the listed barn and its subsequent scale and massing, conflicting with policies DMC3 & DMH8 in these respects.

Impact on the character, appearance and setting of the listed building group

33. Policy L3 states that other than in exceptional circumstances, development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset or its setting. Policy DMC5 provides detailed advice relating to proposals affecting heritage assets and their settings whilst also requiring development to avoid harm to the significance, character, and appearance of heritage assets. Policy DMC7, addresses development affecting listed building, advising that applications for such development should be determined in accordance with policy DMC5 and should clearly demonstrate how these will be preserved and where possible enhanced and why the proposed works are desirable or necessary.

34. The rise in land to the north east of the site means that the ridge to the new outbuilding, although single storey, would be positioned above the level of the eaves to the roadside listed barn. In addition, the footprint of the new building exceeds that of the other outbuildings on the site, and is considerably bigger than that of the listed barn. Moreover, the length of the building would exacerbate its dominance in relation to the roadside barn, particularly when viewed from the highway. Consequently, the inclusion of a new outbuilding in this location would domesticate the immediate surroundings, removing the historic relationship between the small detached barn, and the other historic buildings on the site. Therefore the proposed new building would overwhelm and dominate the small detached barn, which in turn would have an unacceptable negative impact on its setting.
35. Whilst there is some perceived benefits to the applicants in terms of providing storage and a plant room, the public benefits of the scheme do not outweigh the harm identified and therefore it is considered that approval of the proposed building would be contrary with Development Plan Policies L3, DMC5 & DMC7 and the guidance in section 16 of the NPPF in this regard.

Landscaping

36. The existing tree and hedging on the boundary with Fenns Barn provides a degree of natural screening (albeit sparse) when viewed from Wetton Road and with the addition of further proposed landscaping would eventually over time screen views into the site when approaching from the village, therefore generally according with Policy L1 in landscape terms. However, this does not mitigate the harmful relationship that would be created between the proposed new building and the existing listed barn.

Potential amenity impacts

37. The nearest neighbouring properties are Fens Barn sited around 80m to the east and New Lanehouse Farm, located around 45m to the south west of the development site and on the opposite side of the highway. Due to the separation distance, the amenity of these neighbouring dwellings or any other dwellings in the locality would not be unduly compromised by the development; therefore according with policies GSP3 & DMC3 in these respects.

Potential highway safety impacts

38. The Local Highway Authority have not responded to date. However, there is space within the curtilage for ample parking, servicing and manoeuvring of vehicles. In this case, the proposed scheme would be acceptable in highway terms, according with policies DMT3 & DMT8 in these respects.

Environmental Management

39. The building would be constructed from sustainable materials. It is proposed that the approved holiday barn would be heated by a ground source heat pump. The collectors of which would be buried below ground in the field next to the proposed outbuilding, with the heat pump equipment being housed within the outbuilding.
40. The agent also states that the heating system would have sufficient capacity to heat the farmhouse, which would enable an existing oil fired central heating system to be upgraded. The building would also employ LED lighting throughout, with rainwater collected from the roofs and discharged to the existing storm drain. Removal of the dilapidated sheds would also reduce rainwater collection in the area so reducing the risk of flooding on the site. In addition an EV charging point would be installed. In this case, these measures are acceptable and would generally meet the requirements of Policy

CC1.

Conclusion

41. We consider there may be scope for a smaller building to incorporate some garaging and storage on the site and have suggested working with the agent/applicant to find a solution that would be acceptable in terms of both scale and impact on the building group. However, as submitted, the proposed scheme would have a negative impact on the setting of the grade II listed buildings, resulting in harm to their significance. Whilst removal of the existing dilapidated sheds would be an enhancement to the farmstead, this is not sufficient to outweigh the harm that would be caused. Consequently, the proposal is recommended for refusal.

Human Rights

42. Any human rights issues have been considered and addressed in the preparation of this report.
43. List of Background Papers (not previously published)
44. Nil
45. Report author – Steve Coombes, South Area Planning Officer.