

PLANNING APPLICATION REPORT

Case Officer: Bryony Hanlon

Parish: Wembury **Ward:** Wembury and Brixton

Application No: 3470/21/HHO

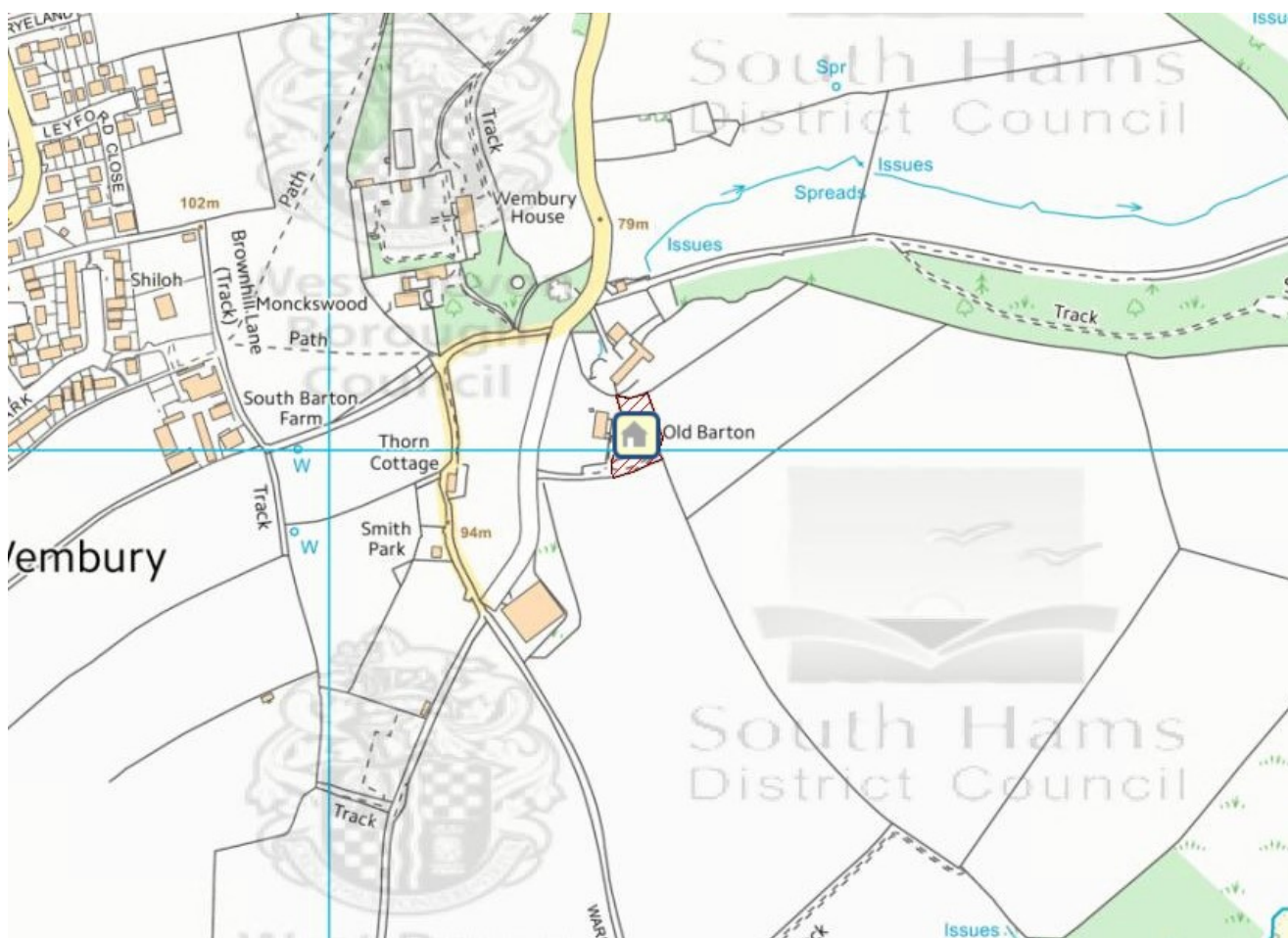
Agent:

Mr Lee Ferris
Studio Agora Architects
Office 18
The Business Centre
Cattedown, Plymouth
PL4 0EG

Applicant:

Mr Barrett
Old Barton Barn
Wembury
PL9 0EF

Site Address: Old Barton Barn, Wembury, PL9 0EF



Development: Householder application for rear extension

Reason for call in: Cllr Brown has stated that; “I am mindful that there have been no letters of objection from either the parish council, and neighbouring properties have indicated their support for this application. I would request that the application is put before the Committee in order that they can consider the planning merits and the impact of the extension to the property and within the landscape”.

Recommendation: Refusal

Reasons for refusal:

The proposed extension to the dwelling, by reason of its design, scale and siting would appear incongruous and overly domestic in the context of the host dwelling. As a result, the proposal would result in harm to both the character and appearance of Old Barton Barn, a Non-Designated Heritage Asset. As such, the proposal is considered contrary to adopted policies; TTV29, DEV20, DEV21, DEV23, DEV24 and DEV25 and the guidance contained within, but not limited to, paragraphs 130, 134, 176, 178, 189 and 203, of the National Planning Policy Framework (2021), and the Plymouth and South West Devon Joint Local Plan Supplementary Planning Document (2020) including the Barn Guide (2020).

Key issues for consideration:

Design, scale and massing, impact on a Non-Designated Heritage Asset, impact on South Devon Area of Outstanding Natural Beauty, the Heritage Coast and Undeveloped Coast.

Site Description:

The site is located within the open countryside, c. 0.5km south east of the edge of Wembury. The site hosts a single residential dwelling, which forms part of a converted barn complex associated with the main farmhouse of Old Barton. The site is accessed via a single track metalled road, Brownhill Lane, which serves an area of dispersed development in this part of Wembury. The drive leading to Old Barton Barns ends within the courtyard of the barns, which serves as both parking and turning for the occupants. The barns are arranged in an "L" shape, with a detached barn to the north east and a garden area to the north. The site is in an elevated position with long views to Dartmoor to the north east.

The site is located within the South Devon Area of Outstanding Natural Beauty, the Heritage Coast and the Undeveloped Coast.

The Proposal:

The applicant wishes to construct a single-storey extension on the north elevation of the main barn building, within the south westernmost corner of the courtyard. The extension connects to the existing kitchen/dining space via a single door and would also enclose the standard height window serving this space within the north elevation of the main barn. The extension proposed is of a distinctive and contemporary design, with an oak frame supporting a glazed exterior and a curved metal roof. The extension measures c. 3.0 m x 4.7m with the maximum height of the curved roof set at the eaves height of the main barn (c. 2.9 m above the existing patio level).

Consultations:

- County Highways Authority No highways implications
- Parish Council No objection
- MOD No safeguarding objection

Representations:

None received.

Relevant Planning History

Planning Application Reference	Proposal	Site Address	Decision
58/0336/88/4: COU	Change of use from agricultural to residential	Old Barton Farm Wembury.	Conditional approval: 30 Mar 88
58/1431/01/F: FUL	Conversion of south linhay to residential accommodation	Old Barton Wembury Plymouth Devon PL9 0EF	Conditional approval: 18 Oct 01
58/0688/02/F: FUL	Slate hanging on south gable end	Old Barton Wembury Plymouth Devon PL9 0EF	Conditional approval: 24 May 02
58/0566/08/F: FUL	Retrospective application for conversion of South Linhay to residential accommodation	Old Barton Farm Wembury Plymouth PL9 0EF	Conditional approval: 15 May 08
58/1948/08/F: FUL	Amendment to planning consent 58/0566/08/F for conversion of barn to residential use as one dwelling	Barns east of Old Barton Old Barton Farm Wembury Plymouth	Conditional approval: 12 Jan 09
58/1409/11/DIS : ARC	Discharge of conditions 1 - 8 for planning approval reference 58/1948/08/F for (amendment to planning consent 58/0566/08/F for conversion of barn to residential use as one dwelling)	Barns east of Old Barton Old Barton Farm Wembury Plymouth	Discharge of condition approved: 01 Sep 11
58/2697/12/F: FUL	Full application for erection of car port tack room and log store.	Old Barton Farm Thorn Wembury PL9 0EF.	Withdrawn: 08 Jan 13
58/0151/13/F: FUL	Resubmission of planning ref 58/2697/12/F for erection of timber carport tack room and log store with stone gable walls	Old Barton Barn Thorn Wembury PL9 0EF	Conditional approval: 01 Mar 13
58/2259/15/F: FUL	Householder application for proposed glass link room	Old Barton Barn Thorn Wembury Plymouth PL9 0EF	Withdrawn: 03 Dec 15

ANALYSIS

Principle of Development/Sustainability

The site is located within the open countryside and hosts a single residential dwelling; the principle of extending dwellings within this context is therefore established, subject to compliance with the other protective designations in this highly sensitive location.

The applicant was advised that the application could not be supported; the applicant confirmed that they wished the application to be determined on the basis of the plans as submitted.

Design, Heritage and Landscape:

The barns are recognisable on the First Edition of the Ordnance Survey map (1880-1899) and whilst they were converted into residential use in the late 1980's, they retain much of their historic character and are clearly discernible as an historic farm grouping. In light of the guidance set out in the Plymouth and South West Devon Joint Local Plan Supplementary Planning Document (2020) (SPD) within paragraphs 6.75 to 6.79, the barns have been assessed as a Non-Designated Heritage Asset.

While a contemporary approach to development is not unacceptable in principle, the proposal would appear incongruous, overly domestic and would clutter the otherwise simple form of the barn complex, contrary to the guidance within the Barn Guide. The siting of the extension within the corner between the two barn buildings serves to disrupt the way in which the buildings have been physically linked; the smaller barn is set below the main barn with its ridge set under the eaves of the main barn. This in turn erodes the historic legibility of the barn complex and diminishes the visual harmony between the existing grouping. The form of the extension is at odds with the pitched roof, rectangular theme of the complex and the materials palette challenges the robust character of the barns derived from the stone walls with limited fenestration and removes a substantial section of the existing historic material to form openings. The proposal would also be likely to appear visually prominent within the complex, particularly at night when the highly glazed space is lit. In this regard, the proposal is considered contrary to the provisions of TTV29, DEV20, DEV21 and DEV23. However, it is noted that neither the Parish Council nor the MOD have objected to the proposal.

The proposal is located within the South Devon AONB, Heritage Coast and Undeveloped Coast, protected by JLP policies DEV24 and DEV25. Policy DEV25 requires that proposals "conserve and enhance the natural beauty of the protected landscape with particular reference to their special qualities and distinctive characteristics or valued attributes". Policy DEV24 follows a similar theme and confirms that development will only be supported where it;

1. Can demonstrate that it requires a coastal location.
2. It cannot reasonably be located outside the Undeveloped Coast.
3. Protects, maintains and enhances the unique landscape and seascape character and special qualities of the area.
4. Is consistent with policy statements for the local policy unit in the current Shoreline Management Plan.
5. Is consistent with the relevant Heritage Coast objectives, as contained within the relevant AONB Management Plan".

In the context of the site as a Non-Designated Heritage Asset and its contribution to cultural heritage as part of the AONB and Heritage Coast, Officers consider that the harm to the character and appearance of the asset, would contravene policies DEV24 (3, 5) and DEV25 (8).

The proposed extension to the dwelling, by reason of its design, scale and siting would appear incongruous and overly domestic in the context of the host dwelling. As a result, the proposal would result in harm to both the character and appearance of Old Barton Barn, a Non-Designated Heritage Asset. As such, the proposal is considered contrary to adopted policies; TTV29, DEV20, DEV21, DEV23, DEV24 and DEV25 and the guidance contained within, but not limited to, paragraphs 130, 134, 176, 178, 189 and 203, of the National Planning Policy Framework (2021), and the Plymouth and

South West Devon Joint Local Plan Supplementary Planning Document (2020) including the Barn Guide (2020).

Neighbour Amenity

Due to the scale, character and siting of the proposal, it is very unlikely to give rise to any detrimental impact on neighbour amenity through overlooking or increased noise and disturbance. In this context, the proposal is considered acceptable with regards to the provisions of DEV1 and this does not form a substantive reason for refusal.

Surface Water Drainage

The applicant has proposed the use of an existing soakaway to dispose of surface water from the proposed scheme. This approach is considered acceptable in principle and the details could have been secured by condition to ensure surface water runoff did not increase to the detriment of the public highway or other local properties as a result of the development, were the development otherwise acceptable. On this basis, the proposal is considered to accord with the provisions of DEV35 and this does not form a substantive reason for refusal.

Highways/Access

The proposal does not include any changes to access or parking arrangements and the DCC Highways Engineer has not raised any concerns with regards to the scheme. On this basis, the proposal is considered to accord with the provisions of DEV29.

Conclusion

The proposed extension to the dwelling, by reason of its design, scale and siting would appear incongruous and overly domestic in the context of the host dwelling. As a result, the proposal would result in harm to both the character and appearance of Old Barton Barn, a Non-Designated Heritage Asset. As such, the proposal is considered contrary to adopted policies; TTV29, DEV20, DEV21, DEV23, DEV24 and DEV25 and the guidance contained within, but not limited to, paragraphs 130, 134, 176, 178, 189 and 203, of the National Planning Policy Framework (2021), and the Plymouth and South West Devon Joint Local Plan Supplementary Planning Document (2020) including the Barn Guide (2020). On this basis, the application is recommended for refusal.

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

Planning Policy

Relevant policy framework

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. For the purposes of decision making, as of 26 March 2019, the Plymouth & South West Devon Joint Local Plan 2014 - 2034 is now part of the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts of South Hams and West Devon within Dartmoor National Park).

The relevant development plan policies are set out below:

The Plymouth & South West Devon Joint Local Plan was adopted by South Hams District Council on March 21st 2019 and West Devon Borough Council on March 26th 2019.

SPT1 Delivering sustainable development

SPT2 Sustainable linked neighbourhoods and sustainable rural communities

SPT9 Strategic principles for transport planning and strategy

SPT10 Balanced transport strategy for growth and healthy and sustainable communities

SPT11 Strategic approach to the Historic environment

SPT12 Strategic approach to the natural environment

TTV1 Prioritising growth through a hierarchy of sustainable settlements
TTV2 Delivering sustainable development in the Thriving Towns and Villages Policy Area
TTV26 Development in the Countryside
TTV29 Residential extensions and replacement dwellings in the countryside
DEV1 Protecting health and amenity
DEV2 Air, water, soil, noise, land and light
DEV20 Place shaping and the quality of the built environment
DEV21 Development affecting the historic environment
DEV23 Landscape character
DEV24 Undeveloped coast and Heritage Coast
DEV25 Nationally protected landscapes
DEV26 Protecting and enhancing biodiversity and geological conservation
DEV28 Trees, woodlands and hedgerows
DEV29 Specific provisions relating to transport
DEV31 Waste management
DEV32 Delivering low carbon development
DEV35 Managing flood risk and Water Quality Impacts

Neighbourhood Plan

A Neighbourhood Plan is currently under preparation for the Parish of Wembury but it has not yet reached a stage where it can be considered material to the decision making process.

Other material considerations include the policies of the National Planning Policy Framework (NPPF) including but not limited to paragraphs 130, 134, 176, 178, 189 and 203 and guidance within the Planning Practice Guidance (PPG). Additionally, the following planning documents are also material considerations in the determination of the application: South Devon AONB Management Plan (2019-2024), Plymouth and South West Devon Joint Local Plan Supplementary Planning Document 2020, Barn Guide (2020).

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.