

Milton Abbas



Application Type: Full Application

Application No: 2/2018/1818/FUL

Applicant: Mr & Mrs A Burch

Case Officer: Mrs Hannah Smith

Recommendation Summary: Approve

Location: Park Farm, Woodview Chalet , Blandford Road, Milton Abbas, DT11 0AX

Proposal: Erect 1 No. replacement dwelling and create additional parking space (demolish existing dwelling).

Reason for Committee Decision:

The applicant is a District Cllr.

Description of Site:

The application site comprises a single storey dwelling which is located to the southeast of Park Farm on the north outskirts of Milton Abbas within the Dorset AONB.

The wider site, a former farm has undergone considerable development in past years with the conversion of several of the farmyard range to various uses, demolition of a cob barn and the construction of a new attached dwelling and the addition of several detached outbuildings.

The site is adjacent to several listed buildings associated with the original farmstead:

List Entry extract
Park Farmhouse, Flat and boundary walls
Date first listed: 10-Oct-1985
GV II

Farmhouse with attached flat - converted from farm outbuildings. House attached to Park Farm Museum (q.v.) on left. House early C18, enlarged early C19. Outbuildings late C18 - early C19. House has walls of flint and cob, thatched roof. One brick stack at right end, one near left end. One storey and attic. In main front, ground floor has 3 casements with glazing bars. Attic has one dormer with casements with cast iron glazing, and one double dormer with casements with glazing bars. In rear wall, a range of bee boles formed in the cob. Internally, room at left end open to roof - probably former bakehouse, has large open fireplace with bread oven and curing chamber.

The Flat, attached at right angles to house at left end, has brick and flint walls and thatched roof. Single-storey. At end of this range a former granary, 2-storeyed, with lower walls of brick, boarded above, and pyramidal tiled roof. A through-passage, with ledged doors, at junction with the house, gives access to both buildings. Outer elevation to The Flat has one casement with part lead lights and part cast iron glazing, one C20 metal casement, and 2 casements with glazing bars. The former

granary has C20 timber windows on both floors. Attached to the granary on north-east, a flint and cob boundary wall with thatched capping enclose the courtyard on south-east.

Park Farm Museum

Date first listed: 10-Oct-1985

GV II

Range of farm buildings, now used as Rural Life Museum. Late C18. Left hand section, attached to Park Farm House (q.v.) has flint walls with brick dressings, raised in brick. Right hand section has lower walls of brick, with weather-boarded timber framing above. Thatched roofs. Left section has 3 casements with glazing bars. Right section has 2 stable doors and 3 casements with glazing bars. Right of this another barn, with cob walls on brick and flint base, buttressed, and corrugated iron roof. Lean-to extension at front of this, with corrugated iron roof.

Planning Policies:

Local Plan:

Policy 1 - Sustainable Devt.

Policy 2 - C Spatial Strategy

Policy 4 - The Natural Env.

Policy 5 - The Historic Env.

Policy 20 - The Countryside

Policy 23 - Parking

Policy 24 - Design

Policy 25 - Amenity

Policy 28 - Ex Dwell in C'side

Planning policy and guidance:

NPPF February 2019

1. Introduction
2. Achieving sustainable development
4. Decision-making
6. Building a strong, competitive economy
11. Making effective use of land
12. Achieving well-designed places
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment

Sections of the NPPF which are specifically relevant to this case are paragraph 172 of the NPPF which states:

172. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited.

In terms of heritage, section 16, paragraphs 184, 189, 190, 192 and 200 are relevant. Paragraph 184 states that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. Once they are destroyed, they cannot be replaced.

Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Constraints:

Agricultural Land Grade - Grade: GRADE 3
Area of Outstanding Natural Beauty - Name: Dorset
Parish Name - : Milton Abbas CP
Ward Name - Ward Name: Abbey Ward

Consultations:

Abbey Ward

Consulted on the 22 January 2019 there was no response from this consultee at the time of report preparation.

Dorset AONB - DCC

Consulted on the 22 January 2019, their comments dated 11 February 2019 are as follows: No objection: In my opinion the application is not likely to result in significant effects on the character and appearance of the wider landscape and as such I do not wish to provide detailed comments. However, I note that the site is in close proximity to two listed buildings.

The AONB Team is not able to provide professional advice on impacts on these assets, but would instead refer you to suitably qualified advisers on this issue and recommend that you consider advice received in the context of the AONB's Management Plan. "A rich historic and built heritage" is a special quality of the AONB and is therefore one of the features that has contributed to the Area being designated.

The Dorset AONB Management Plan 2014-19 includes a range of policies that aim to conserve and enhance the AONB's special qualities. I would highlight the following policies that are foreseeably relevant to this application:

- PH1a: Ensure that any necessary development affecting the AONB is sensitively sited and designed and conserves and enhances local character
- PH1d: Promote the use of high quality design, materials and standards of workmanship in all developments in the AONB.

Milton Abbas PC

Consulted on the 22 January 2019, their comments dated 7 March 2019 are as follows: No comment.

Wessex Water

Consulted on the 22 January 2019, their comments dated 30 January 2019 are as follows: No objection.

Transport Development Management - DCC

Consulted on the 22 January 2019, their comments dated 11 February 2019 are as follows: No objection subject to conditions.

Conservation Officer South - NDDC

Consulted on the 22 January 2019, their comments dated 25 February 2019 are as follows: Support subject to conditions.

Tree Officer South - NDDC

Consulted on the 22 January 2019 there was no response from this consultee at the time of report preparation.

Representations:

There were no letters of representation.

Relevant Planning History:

None.

Planning Appraisal:

The applicant seeks planning permission to erect a replacement dwelling.

The main planning considerations are:

- The principle of the development,
- The setting of the listed buildings,
- Area of Outstanding Natural Beauty (AONB),
- Highways,
- Amenity,
- Trees,
- Ecology,
- Drainage.

Principle of the Development

Policy 28 of the Local Plan allows for the replacement of dwellings provided that a number of restrictions are adhered to.

In terms of the relevant criteria, the existing dwelling is permanent, has not become derelict and is not the result of a temporary permission. The proposal is a one for one replacement and there is no increase in the number of dwellings that are proposed.

The replacement dwelling would be located on the footprint of the existing and there would be no extension of the existing residential curtilage. The design of the dwelling is considered to be no more visually intrusive than the existing dwelling due to the use of the levels at the site and the enhanced design. The replacement dwelling is of a size and design that respects the character and appearance of the existing residential curtilage, its immediate setting and its wider surroundings.

Having regard to the requirements of policy 28, the principle of erecting a replacement dwelling can be established.

Setting of the Listed Buildings

The site is located within the immediate setting of the grade II listed buildings. The special character of the former farmstead is comprised from its rural, historic and agricultural setting. The application site is seen juxtaposed with the listed farmhouse behind. It is considered that design of the proposed replacement dwelling is not overly domestic. This is achieved through the use of slate, brick and flint, and timber. The design makes use of the change in levels to reduce the scale and mass of the building. The fenestration has been carefully considered so there is uniformity and a vertical emphasis. Recessing of the large scale glazing, with fixed mullions to some panes, so as to enable thick profile timbers to be used to support the frames, takes reference from the agrarian setting.

Any development proposal affecting a heritage asset (including its setting) must be assessed having regard to the desirability of sustaining and enhancing the significance of that asset and securing a viable use for it that is most consistent with its conservation. Policy 5 of the North Dorset Local Plan, Part 1 seeks to establish the nature of any impact. In this case the impact is considered to be positive.

Paragraph 200 of the NPPF states that local planning authorities should look for opportunities for new development within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably. In this case, the proposed dwelling would result in a high quality design, which better reveals the agricultural setting of the designated heritage assets.

In determining the proposals due consideration has been given to Section 16 (Paragraphs 190,192,193,194,195,196,200) of the NPPF, Section(s) 66/72 of the 1990 Act and Policy 5 of the Local Plan

Area of Outstanding Natural Beauty

The site is located within the Dorset AONB. The 2019 AONB Management Plan has been recently adopted and it is material to the consideration of this application.

The design of the dwelling has responded positively to the sites location within the AONB. The use of sliding shutters and the overhang of the roof reduces the possibility of light pollution within the AONB. This is a policy objective of the AONB Management Plan.

The AONB Officer concludes that the application is not likely to result in significant effects on the character and appearance of the wider landscape. Officers agree with this professional assessment. A view of the site is possible from the public bridleway which is located approximately 500 metres to the southeast. From this receptor, the site would be viewed against a backdrop of the existing built form. It would therefore, not appear incongruous.

The design and siting of the dwelling maintains the rich and historic built heritage which is a special quality of the AONB. It is sensitively sited and enhances local character thorough its high quality agrarian design and the use of sensitive materials.

Highways

The proposal would not result in an intensification of the use of the site. There is no highway objection.

Amenity

The dwelling is set some distance from its nearest neighbours and the main openings are orientated away from Park Farm. As a result, the new dwelling would not lead to unacceptable overlooking or overshadowing.

Trees

A group of mature trees are located to the north of the site and a smaller group is located to the south. The tree groups are comprised of Scots pine and common ash and both groups have a positive landscape value.

The Tree Survey and Arboricultural Impact Assessment explain that the proposed development does not require the removal or pruning of any trees. Nor does it encroach within the root protection areas of the trees to be retained.

A tree protection condition is required to ensure that the trees to be retained are fully safeguarded throughout the duration of the build.

Ecology

The application is supported by a negative bat survey. The ecology impact of the proposal is considered to be acceptable.

Drainage

The use of soakaways is acceptable and Wessex Water have no objection.

Conclusion:

Policy 28 states that a replacement dwelling should not have a materially greater impact on its surroundings than the dwelling it replaces. In this case, the replacement dwelling is not considered to have a materially greater impact in the landscape and it is considered to be acceptable within the immediate setting of the listed buildings.

In the opinion of officers, the proposal complies with the requirements of policy 4, 5 and 28 of the Local Plan, Part 1 and it is recommended for approval, subject to conditions.

Recommendation: Approve

Conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out strictly and only in accordance with the following approved drawings and details: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11 and Tree Constraints Plan ref: TCPWVC

forming the approved application.

Reason: For the avoidance of doubt and to clarify the permission.

3. Before the development hereby approved is occupied or utilised the turning and parking shown on Drawing Number 03 must have been constructed. Thereafter, these areas, must be permanently maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

4. The external surfaces of the external flue pipes, rainwatergoods and vents shall be finished in a black matt colour.

Reason: to safeguard the appearance of the AONB and the setting of the heritage assets.

5. The planting identified on drawing 03 shall be carried out before the end of the first available planting season following substantial completion of the development. In the five year period following the substantial completion of the development any trees that are removed without the written consent of the Local Planning Authority or which die or become (in the opinion of the Local Planning Authority) seriously diseased or damaged, shall be replaced as soon as reasonably practical and not later than the end of the first available planting season, with specimens of such size and species and in such positions as may be agreed with the Local Planning Authority. In the event of any disagreement the Local Planning Authority shall conclusively determine when the development has been completed,

when site conditions permit, when planting shall be carried out and what specimens, size and species are appropriate for replacement purposes.

Reason: In the interests of continued visual public amenity.

6. All existing trees and hedges shown on approved Tree Constraints Plan ref: TCPWVC to be retained, shall be fully safeguarded during the course of site works and building operations. No works shall commence on site until all trees to be protected on and immediately adjoining the site shall be protected from damage for the duration of works on the site to the satisfaction (to be confirmed in writing) of the Local Planning Authority in accordance with BS 5837:2012 (Trees in relation to construction - recommendations) or any new Standard that may be in force at the time that development commences. No unauthorised access or placement of goods, fuels or chemicals, soil or other material shall take place within the tree protection zone(s). Any trees or hedges removed without the written consent of the Local Planning Authority, or dying or being severely damaged or becoming seriously diseased before the completion of development or up to 12 months after occupation of the last dwelling shall be replaced with trees or hedging of such size, species in a timescale and in positions as may be approved in writing by the Local Planning Authority.

Reason: To ensure that trees and hedges to be retained are adequately protected from damage to health and stability throughout the construction period and in the interests of amenity.

7. There shall be no external lighting installed without the written consent of the local planning authority.

Reason: To safeguard the appearance of the AONB.

Human Rights:

This Recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

Public Sector Equalities Duty (PSED)

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:

Removing or minimising disadvantages suffered by people due to their protected characteristics.

Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people.

Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

DECISION:

LOCATION PLAN 2/2018/1818/FUL



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