

Application Number: WD/D/18/002738

Site address: THE BARN HOUSE, MAIN STREET, LODERS, BRIDPORT, DT6 3SA

Proposal: Demolition of an outbuilding and alterations and extension to an outbuilding to facilitate the conversion to a dwelling

Applicant name: Mr and Mrs Chant

Case Officer: Jennie Roberts

Ward Member(s): Cllr A Alford

1.0

Summary of Recommendation: Grant, subject to conditions

2.0

Reason for the recommendation:

- Para 14 of the National Planning Policy Framework (NPPF) sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise
- The location is considered to be sustainable and the proposal is acceptable in its design and general visual impact.
- The proposed development is considered to have an acceptable impact on the setting of listed buildings, and the listed building itself.
- There are no material considerations which would warrant refusal of this application.

3.0

Key planning issues

Issue	Conclusion
Impact on landscape or heritage assets	The proposed development has an acceptable impact on the setting of nearby listed buildings and the listed building itself.

4.0

Description of Site

The Barn House is a grade II listed dwellinghouse, which lies south of Main Street and fronts on to the road. Two outbuildings, with a courtyard between them, are located to the rear of the dwellinghouse. The outbuildings are currently used as storage ancillary to the dwellinghouse.

5.0

Description of Proposal

The proposal seeks listed building consent for the conversion and extension of an existing outbuilding to residential. The remaining outbuilding would be demolished. The proposed dwelling would be accessed off Main Street via the existing initially gravel (adjacent to the road) then grass constructed drive.

Previously, permission was granted to convert the two existing outbuildings to a unit of holiday accommodation (planning consent no. WD/D/18/000262).

6.0

Relevant Planning History

Application No.	Proposal	Decision	Decision Date
WD/D/18/000262	Conversion of outbuildings into a dwelling	A	24 May 2018
WD/D/18/000263	External and internal alterations to outbuildings to accommodate conversion to residential	A	24 May 2018
WD/D/18/002738	Demolition of an outbuilding and alterations and extension to an outbuilding to facilitate the conversion to a dwelling	DEL	
WD/D/17/001351	Form roof to open area between two outbuildings	Approved	07/08/2017

7.0

Relevant Constraints

- Outside of, but adjacent to, DDB
- Grade II curtilage listed building (*statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990*)
- Within the Loders Conservation Area (*statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990*)
- Area of Outstanding Natural Beauty : (*statutory protection in order to conserve and enhance the natural beauty of their landscapes - National Parks and Access to the Countryside Act of 1949 & Countryside and Rights of Way Act, 2000*)

8.0

Consultations

All consultee responses can be viewed in full on the website.

- Historic England – No objection

- **Loders Parish Council** – Objects: *The application is contrary to the adopted Loders Neighbourhood Plan (LNP) Policies E1, E2, E3, and E5., all of which aim to protect and enhance the special character of the area and village, the amenity of neighbours and ensure that new development is not intrusive in local views and reflects local distinctiveness, including design and materials. It also is contrary to the Local Plan Policy SUS3.*
- **DCP Conservation Officer** - *Support - the scheme and inclusion of a formal track will not have an adverse affect upon the setting of The Main Barn House, harm the existing outbuilding or adversely affect the character of the conservation area.*

9.0

Representations

6 representations to support the proposal:

- Building design is sympathetic to the surrounding properties and historic nature of the village

12 representations to oppose the proposal:

- Contrary to policies of the Loders Neighbourhood Plan
- Will not enhance the listed buildings in the area

10.0

Relevant Policies

West Dorset & Weymouth Local Plan (2015):

- ENV4. Heritage Assets

Loders Neighbourhood Plan:

- LNP Policy E2: Protection of Special Landscape and Historic Features

NPPF:

Chapter 16 – Conserving and enhancing the historic environment

Para 38 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Decision taking:

Para 186 - Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. The relationship between decision-taking and plan-making should be seamless, translating plans into high quality development on the ground.

Para 187 - Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

11.0 Human rights (standard text)

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property

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.

12.0 Public Sector Equalities Duty (standard text)

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.

13.0 Planning Assessment

Listed Building

The Barn House is a grade II listed property, and the outbuildings (the subject of this application) are located approximately 60m to the rear of the main house. The conservation officer supports the scheme, subject to conditions. She originally recommended that eaves line glazing replaced the proposed rooflights, so in line with these comments, the agent submitted amended drawings for consideration. However, the replacement of the rooflights with eaves line windows resulted in the building being higher than originally proposed, and the

character of the building was adversely affected. As such, the conservation officer agreed that the scheme as submitted was preferable and acceptable. She considers that the demolition of the south facing outbuilding is of no significance and the removal will not harm the setting of the Listed Building and outbuilding.

The application site is also located close to a number of listed buildings, however it is considered that the proposal will not adversely affect their setting. This conclusion has been reached having regard to: (1) section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 that requires special regard to be paid to the desirability of preserving or enhancing the setting of Listed Buildings; and (2) Local Plan policy.

14.0

Conclusion

The proposed development has an acceptable impact on the setting of nearby listed buildings and the listed building itself.

15.0

Recommendation

Grant, subject to conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan - Drawing Number 38/119/1 received on 26/11/2018
Access Details - Drawing Number 38/119/13 received on 26/11/2018
Proposed Block Plan - Drawing Number 38/119/6 received on 26/11/2018
Site Plan - Drawing Number 38/119/7 received on 26/11/2018
Section AA/West - Drawing Number 38/119/12 received on 26/11/2018
Ground Floor Plan - Drawing Number 38/119/8 received on 26/11/2018
First Floor Plan - Drawing Number 38/119/9 received on 26/11/2018
Proposed South and West Elevations - Drawing Number 38/119/11 received on 26/11/2018
Proposed North and East Elevations - Drawing Number 38/119/10 received on 26/11/2018

REASON: For the avoidance of doubt and in the interests of proper planning.

- 2 The work to which it relates must be begun no later than the expiration of three years beginning with the date on which the consent is granted.

REASON: This condition is required to be imposed by reason of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

- 3 Prior to the wall construction of the additional storey, a 1m² panel shall be erected on site , indicating the stone face and pointing style to be used and approved in writing by the Local Planning Authority. The development shall be carried out strictly in

accordance with the approved details.

Reason: To safeguard the character and appearance of the Listed Building.

- 4 Prior to the installation of new roofing material, samples shall be made available on site and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details.

Reason: To safeguard the character and appearance of the Listed Building.

- 5 NS Prior to the installation of all new windows (including rooflights) and external doors, section details indicating glazing depth and joinery details at a scale of 1:10 and 1:5 shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details.

Reason: To safeguard the character and appearance of the Listed Building.