

OFFICERS REPORT

Application No: Y16/0532/SH

Location: Dundas Farm Big Pett Elmsted Ashford Kent TN25 5JW

Proposal Listed Building Consent for minor modifications to the historic farmhouse and previously approved extension to include alterations to fenestration and re-modeling of cart shed porch.

ASSESSMENT

Performance data:-

Date application valid: 13.06.2016

Applicable 8/13/16 week target date: 08.08.2016

Planning Performance Agreement (PPA) or Planning Extension Agreement (PEA)? No

If Yes, revised 8/13/16 week target date:

Is the application being determined after 26 weeks without a PPA or a PEA? No

SITE VISIT

Carried out site visit on 28.06.2016 and 05.07.2016

The site and proposals were assessed from within the application site and key features are noted in the assessment.

SITE

The application property is a Grade II listed building located in the open countryside outside of the defined settlement boundary. It is one of an isolated group of properties in the Kent Downs AONB and North Downs SLA located along a private track. Whilst the site is relatively open, there is a substantial amount of vegetation and trees along the access road and around the boundaries of the site and surrounding fields.

Work has started on various extensions approved in 2014.

HISTORY

97/0996/SH - Erection of a single storey rear extension and amendments to Planning Permission 93/0202/SH to provide for use by disabled persons: approved

97/0999/SH - LBC for alterations to provide facilities for disabled persons: consent granted

Y00/0987/SH - Erection of a single storey extension: approved

Y00/0988/SH - LBC for a single storey extension: consent granted

Y11/0542: LBC for the retention of a metal flue: refused and dismissed at appeal

Y12/0861/SH - Listed building consent for relocation of existing metal flue and erection of brick slip clad GRP cover to modern extension: consent granted

Y14/1077/SH - Erection of a two-storey extension to the northwest elevation following the demolition of the existing single storey extension and link; erection of a two-storey extension to the southwest elevation following demolition of the existing extensions; alterations to the dormer windows; other external alterations. Approved with conditions

Y14/1078/SH - Listed building consent for the erection of a two-storey extension to the northwest elevation following the demolition of the existing single storey extension and link; erection of a two-storey extension to the southwest elevation following demolition of the

existing extensions; alterations to the dormer windows; other internal and external alterations.

Approved with conditions

Y15/0314/SH - Erection of an outbuilding. Approved with conditions

Y15/0882/SH - Listed Building Consent for minor internal alterations, replacement of existing windows, re-cladding of existing cart shed and installation of new louvered vent. Approved with conditions

Y16/0020/SH - Section 73 application for variation of condition 2 of planning permission

Y15/0314/SH to allow for an increase in size of outbuilding. Approved with conditions

PROPOSAL

This application seeks Listed Building Consent for minor modifications to the historic farmhouse and previously approved extension. These include:

1. Remove modern porch to rear of cart shed and replace with a slightly larger one.
2. Brick up the modern door on the North East elevation of the rear wing.
3. Increase height of windows in c19th rear wing (North East elevation).
4. Lengthen two windows (WG02 and WG03) to almost full length to be two, 10 light casements (South West and North East).
5. Omit window WG01 (south West elevation).
6. Enlarge two dormers WF04 and WF05 from two casements and three casements to wider four casement flat roofed dormers (North East and North West elevations).

CONSULTATION RESPONSES

Conservation officer - Generally the scheme is ok but some of the detailing is a bit odd and rather too modern.

No response received from Elmsted Parish Council

REPRESENTATIONS

None received

PUBLICITY

Site notice displayed. Expiry date 14.07.2016

Advertised in press. Expiry date 14.07.2016

RELEVANT POLICIES

Shepway District Local Plan Review: SD1, BE5

Shepway Core Strategy Local Plan: DSD, SS3

NPPF: Paragraph 17, 131 and 132

NPPG

APPRAISAL

In determining this application, the Local Authority have a duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Design and impact

Saved policy BE5 of the SDLPR seeks to preserve listed buildings and their settings.

Point a) states that we shall 'refuse listed building consent for alterations if the proposals are considered to be detrimental to the character of the building'.

The building works on site with regards to the previously approved extensions is already in progress and the changes proposed by this application have already been started and/or completed.

Some concern was initially raised by the Conservation Officer and this prompted an accompanied visit to the application site to meet with the agent. The majority of the original concerns were dealt with during the site visit and the final comments from the Conservation Officer offered suggestions and further detailing to be submitted via condition.

The Larger Dormers - Original suggestion of gables on the dormers is not appropriate and the main roof isn't high enough. The lead facings to the cheeks should be masked by cover boards so as to form part of the dormer joinery. Joinery details to be conditioned.

Eaves Detail - whilst this did not officially form part of the amended details as submitted it was noted during the site visit that the new roof has over prominent sprockets; the agent agreed that these could be cut off higher up leaving only a small area about 75 square as the vertical face at the tip of the rafter. The agent agreed via email that this request for detailing can be added as a condition to this application.

Overall it is concluded that the proposal is acceptable and should be approved subject to conditions.

HUMAN RIGHTS

I have also taken into account the human rights issues relevant to this application. In my view, the Assessment section above and the Recommendation represents an appropriate balance between the interests and rights of the applicant (to enjoy his land subject only to reasonable and proportionate controls by a public authority) [and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties)] and the wider public interest.

RECOMMENDATION

In light of the above, it is considered the proposal is a sustainable development that complies with development plan policy and the NPPF and is therefore recommended for approval subject to conditions.

Case Officer:

Report and draft decision notice completed and passed to senior officer.

Name: Katy Claw Position: Planning Officer Date: 31.08.2016

Report and draft decision notice amended (if appropriate)

Name: Position: Date:

Senior Officer

Report not agreed. Details of further work required as follows:

Name: Position: Date:

Report and draft decision notice agreed and file passed to admin to issue decision.

Name: N/A delegated decision Position: Date: