

DM
21.9.04

OFFICERS' REPORT –Delegated Authority
Application No.: 04/01350/FULL

RECOMMENDATION:

Grant permission subject to the following conditions:

1. **Commencement – 5 years**

CO1-01

Reason: R01-02

2. **Completion in accordance with site location plan, drawings and submitted details. Insert: Revised Drgs.1257/4 Rev H and 1257/5 Rev H, received on 16 September 2004 and hereby approved subject to the conditions outlined below**

CO1-09

Reason: R02-02

3. **Materials –as specified on plan**

CO4-02

Reason: R03-04

4. **Roofs –natural slate only**

Notwithstanding the details shown on the approved plans, all roofing materials shall be of natural slate, and no other material, unless the written consent of the LPA is first obtained to any variation thereto.

Reason: R03-02

INFORMATIVE NOTE:

LBC Application
The conditions attached to Notice No. 04/01354LBC are further re-iterated insofar as they relate to this application.

PROPOSED DEVELOPMENT:

Erection of a two-storey extension to the rear, replacement of single-storey lean-to with new slate roof, replacement of windows to rear elevation and replacement of front porch

SUPPORTING INFORMATION:

Letter from Applicant, dated 23 June 2004. Main points:

- The application is stated as taking on board previous Planning Officer suggestions relating to the style and size of extension
 - The small extension will be in line with the existing one; it is approximately 10% of the area of the whole house
 - In addition, it is agreed to replace the porch inline with the Conservation Officer recommendations
 - The conservatory will have a new slate roof
- Other benefits: replacement of modern windows to the rear to ones in keeping with the rest of the house
- The extension now proposed is approx./ 50% smaller than past applications
 - The extra room upstairs is required to meet the needs of an elderly mother.

PLANNING HISTORY:

00/01318/LBC Listed Building Consent for the formation of four new window openings and the installation of bathroom and en-suite facilities
01/00759/LBC Listed Building Consent for the erection of double garage
01/00760/FULL Erection of double garage
01/01542/FULL Erection of two storey extension
01/01543/LBC Listed Building Consent for the erection of a two storey extension
02/01139/FULL Erection of two storey extension to rear
02/01140/LBC Listed Building Consent for the erection of two storey extension to rear, erection of partitions and other alterations
02/02813/FULL Erection of two storey extension to rear
02/02814/LBC Listed Building Consent for the erection of a two storey extension to rear
03/00599/FULL Change of use of agricultural building to commercial (tyre storage) storage
04/01350/FULL Erection of a two storey extension to rear, replacement of single storey lean-to with new slate roof, replacement of windows to rear elevation and replacement of front porch
04/01354/LBC Listed Building Consent for the erection of a two storey extension to rear, replacement of single storey lean-to with new slate roof, replacement of windows to rear elevation and replacement of front porch

DEVELOPMENT PLAN POLICIES AND GUIDANCE:

Planning Policy Guidance Note Nos 1,3,7,15
Devon Structure Plan, 1st Alteration –1S4, 1C11
Draft Devon Structure Plan, 2001-2016 – 2ST1, 2ST2, 2CO7
Mid Devon Local Plan –3S1, 3ENV12, 3ENV26
Mid Devon Local Plan, 1st Alteration –4S5, 4S6, 4S7, 4ENV10, 4H3
Mid Devon Planning Design Guide

CONSULTATIONS:

MDDC/Conservation Officer –No objections –sees written comments on file (dated 27 August 2004)

“The principle of the extension is fine, but there are several details that we think should be amended, and some conditions that should be added to the consent”.

SWW-no comments/objections

PARISH/TOWN COUNCIL COMMENTS:

No objection

REPRESENTATIONS:

N/A

MATERIAL CONSIDERATIONS AND OBSERVATIONS:

The application relates to works to a grade 2 Listed Building, which is set just outside the Tiverton Settlement Area, in general open countryside. The Grand Western Canal is sited some distance to the north. The property is a former typical Devon farmhouse, which is accessed via a long single-track lane off Canal Hill near Tidcombe Lane. The house – a 2-storey dwelling – is described in the Historic Buildings Register as “probably C16. Rendered stone rubble; steep asbestos slate roof; 2 brick lateral stacks at the rear, brick end stack on left...exterior overall 6-window range with 2 doorways, each doorway central to a 3-window range...like many early Devon farmhouses, Little Tidcombe Farmhouse has a modest appearance but internally retains evidence of an important earlier status as is proven by the very high quality of its hall ceiling”. The ‘T’-shaped plan includes a C19 rear stair wing and a later service wing, which was probably rebuilt in the 1970s, slightly smaller than the original wing.

The interior layout and cross-passage arrangement are reflected by the linear form of the building, which was described in a previous Planning Inspector’s Report (APP/Y1138/E/03/1120732) “even though of modest appearance is very important in relation to the architectural and special interest of the building”. The Inspector further commented:

" Whilst most of the house has been repaired and refurbished...the existing lean-to is a utilitarian structure in poor condition and of little merit; its removal would improve the appearance of the Listed Building". Other concerns were raised concerning the actual scale of the proposed 2-storey extension and the likely effect of such proposals on the character/appearance of the Listed Building. It was accepted that there would be unlikely to be any other material interests affected in terms of loss of visual amenity etc.

The property is understood to have been listed in 1999 since when the present owner has undertaken various repair works to the building. The present application is the latest in a series of applications for works to the property, including a refusal in Feb. 2003 for a 2-storey extension to the rear (Application No. 2002/2814). As indicated above, this latter application was also the subject of a Planning Appeal, which was rejected by the Planning Inspector.

The present scheme has now been re-submitted on the basis of a smaller gable extension to the rear, together with other amendments negotiated, and has been the subject of a separate Listed Building Application, 04/01354LBC.

In planning terms, the key issues relate to:

Development outside Settlement Area: the effect of the proposal on the character and appearance of the countryside

The impact of the proposed development on the character/appearance of the Listed Building

The proposals have been the subject of further consideration and discussion with the LA's Conservation Officers and it is now accepted that the present scheme – subject to various conditions – would (given its reduced scale) be acceptable in terms of protecting and conserving the overall architectural integrity of the building, and without harming its overall historic interest. In terms of other Development Plan policies relating to such extension schemes, the proposals will not affect any other residences and there will further be no loss of general amenity. No objections have been received.

These views are accepted, and the scheme as now presented is now considered of an acceptable scale and design such that it will not harm the overall character or appearance of the Listed Building or lead to any other loss of amenity.

It is therefore recommended for APPROVAL-subject to standard conditions.

Date of Site Visit: 17.8.04

*Delwyn Matthews
Principal Planning Officer*