

## Application details

Ref: 6/2015/0467	Applicant: Mr and Mrs J Yeung	Case officer: Ros Drane
Address: Acton (Harris's Cottage), Langton Matravers, BH19 3JS		
Description: Erect single-storey extension, insert roof lights, modifications to existing doors and windows and internal alterations to form an en suite shower room		
Planning Committee: 30 September 2015		

## Reason for decision process for this application

The Planning Committee is considering this application because:

This application has been referred by the Chairman of the Planning Committee because he felt that the issues are finely balanced.

## Recommendation

To **refuse** listed building consent for the reasons set out in the attached appendix.

## Key planning issues

Issue	Conclusion
The impact of the proposals on the significance of the heritage asset, its setting and conservation	The positioning, scale and design of the proposed dining room extension and the roof lights will result in a demonstrably harmful impact on the heritage asset, the listed building, Harris Cottage, its setting and conservation. There is no public benefit that will outweigh this harm.

## Summary

The planning matters related to this application are finely balanced. On balance, officers are recommending refusal.

## Main report

### The site

Harris's Cottage is a grade II listed building located in the centre of the hamlet of Acton. The property has a historic traditional character with rubble stone walls under a stone roof. A large garden extends on the south eastern side enclosed by stone walling and some planting. Land levels rise from north to south across the garden. The property is within the Acton conservation area and Dorset area of outstanding natural beauty. A public right of way runs along the track on the northern and eastern boundaries.

### Proposed development

Erect a dining room extension off the existing modern single storey kitchen extension on the south eastern side of the cottage. The proposed extension will be single storey and have Purbeck stone walls with painted timber windows and doors under a flat lead sheet roof with a glazed roof light. It will project approx. 3.1 metres off the side of the kitchen and be to the same depth. The existing pitched roof space of the kitchen extension will be converted to provide an en suite shower room. Two new conservation roof lights will be inserted in the front and rear roof slopes to serve this new room. It is also proposed to replace modern framed windows in the rear elevation of the existing

cottage and change an existing door in the rear wall of the kitchen to a window. There is an associated planning application number 6/2015/0466.

### **Relevant planning history**

Planning application number 6/1999/0562 and 0563 to erect a kitchen/dining room/conservatory extension with a bedroom over, form a new pitched roof over an existing rear flat roof, alterations and new storage building and vehicular access was refused in December 1999. The final plan deleted the conservatory proposal and proposed a reduced the depth of the extension to 4.6 metres, but maintained an overall projection of approx. 5.8 metres off the south eastern end of the cottage.

The application was refused on the grounds that the extent of projection of the extension and its asymmetrical design would be harmful to the simple form and character and setting of the cottage. Also, the application lacked information about levels and the impact of potential changes in land levels on the listed building and the conservation area.

Following these refusals, further applications for planning permission and listed building consent were submitted, application reference numbers 6/1999/0850 and 0851. These applications proposed a narrower kitchen extension approx. 4.2 metres deep, projecting 5.3 metres off the end of the cottage with a symmetrical pitched roof. This plan included a bedroom in the roof space, a new roof for the existing rear lean to and new stone sheds. Permission and consent was granted subject to conditions which removed permitted development rights for further additions or alterations (including the installation of roof lights or the conversion of the garage to habitable accommodation). The reason for this condition was to safeguard the character of the site and the amenities of adjacent and nearby properties.

Works commenced, but during construction, the owners decided to change the proposal and the Council agreed an amended plan which allowed the kitchen extension be completed with a pitched roof and no first floor accommodation.

Subsequently, planning application number 6/2000/0374 to remove part of the boundary wall to from a vehicular access was refused on grounds that the new opening would harm the setting of the listed building and the conservation area.

### **Pre-application discussions**

Pre application advice for these proposals has been given by the Design and Conservation Officer. He concluded that:

The proposed flat roofed extension would not be supported. This extension would be viewed as an element of the front elevation of the property and the following concerns are raised:

1. The flat roofed form does not complement the more traditional forms of the existing buildings. Note one aspect of the 1999 scheme (approved 2000) was roofing over of an unsympathetic flat roofed element. Reintroducing flat roofs at the property would be a retrograde step.
2. The window details would appear at odds with the vernacular character of the frontage.
3. The cumulative width of extensions relative to the historic frontage would significantly reduce subservience.
4. The telescopic arrangement based on diminishing forms would appear visually awkward and lacking in balance. Whilst it is appreciated that some other buildings within the conservation area (not necessarily listed) have diminishing extensions, the proportion of these extensions is typically more modest. In this regard the existing extension is already of a relatively substantial size unsuited to further enlargement.

It is suggested that use of one of the two existing living rooms as a dining room would represent a simpler option than adding an extension.

He also expressed concerns about introducing a doorway in the front of the extension, adding a flue and an additional roof light in the front roof slope of the extension, but had no objection to the replacement of extension door with a window, the creation of a first floor en suite in roof void, and replacement windows in the rear lean to element of the building.

### **Relevant issues for this application**

#### **The impact of the proposals on the significance of the heritage asset, its setting and conservation**

It is a statutory duty under section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990 as amended for the Councils to have special regard to the desirability of preserving the listed building or its setting and any features of special architectural or historic interest it possesses, and section 72 of the same Act to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. This is amplified by the National Planning Policy Framework (in particular paragraph 133), and Policies LHH and D within the Purbeck Local Plan and supporting guidance.

Specialist advice has been obtained from the Council's Design and Conservation Officer. He notes that the existing building comprises the principal historic structure and large modern extension to the side and more modest extension to the rear. The historic cottage has a simple robust form, a balanced, albeit asymmetrical arrangement of openings, and makes use of materials sourced from the immediate locality. It is an attractive late example of the vernacular whose setting is enhanced by open space to the front.

In terms of scale, the extension would appear subservient to the existing building forms. However, in cumulative terms, a further extension will mean that the total proportion of the frontage occupied by extensions would almost equal that of the cottage, and subservience would be much reduced. The extension would exacerbate imbalance in the appearance of the frontage already caused by the existing extension, and undermine the visual prominence of the principal building by further shifting the centre of view. The elongated staggered building form would additionally detract from the visual simplicity of the listed building.

The proposed flat roof of the new extension would be inconsistent with that of the existing buildings as they have pitched roofs.

There is no objection to formation of an en-suite within the roof space of the modern extension; however introduction of a roof light on the front elevation of the property will introduce an unnecessary element of visual clutter. With reference to paragraph 85 of the District Design SPD, roof lights are generally best restricted to less important rear elevations. The provision of opposing roof lights either side of a roof slope is furthermore a poor design detail. In certain perspectives this will create a clear view through the roof introducing an element of transparency which will detract from the visual character of the listed building.

In light of harm caused to the above heritage assets, paragraph 134 of the National Planning Policy Framework (NPPF) requires broad mitigating public benefits either directly or not directly related to conservation to be considered, with reference to the definition provided within National Planning Practice Guidance. No obvious public benefits appear to derive from the proposals that would outweigh the reason for refusal of the application.

#### **Relevant Planning Policies:**

National Planning Policy Framework.

Core principles – bullet points 4 – high quality design and 5 - taking into account character.

Section 7 – requiring good design - in particular paragraphs 56, 57, 58, 59, 60, 61 and 64.

Section 11 conserving and enhancing the historic environment – in particular paragraphs 128, 129, 131, 132, 134 and 137.



Decision taking.

Purbeck Local Plan Part 1:

Policies - D – design, LHH – landscape, historic environment and heritage.

Officers have also considered:

National planning practice guidance

Purbeck District design guide supplementary planning document adopted January 2014.

Acton conservation area appraisal.

**Representations received**

<b>Who</b>	<b>Relevant points</b>
Langton Matravers Parish Council	No objection.
Purbeck District Council – Design and Conservation Officer	Objection – on grounds of impact on the character, appearance and setting of the listed building.
Publicity	5 letters of support have been received from local residents following publicity of the application, who believe that the proposals will be an enhancement with no harmful impact on the building or the hamlet, have no impact on neighbours and improve living accommodation for permanent residency.



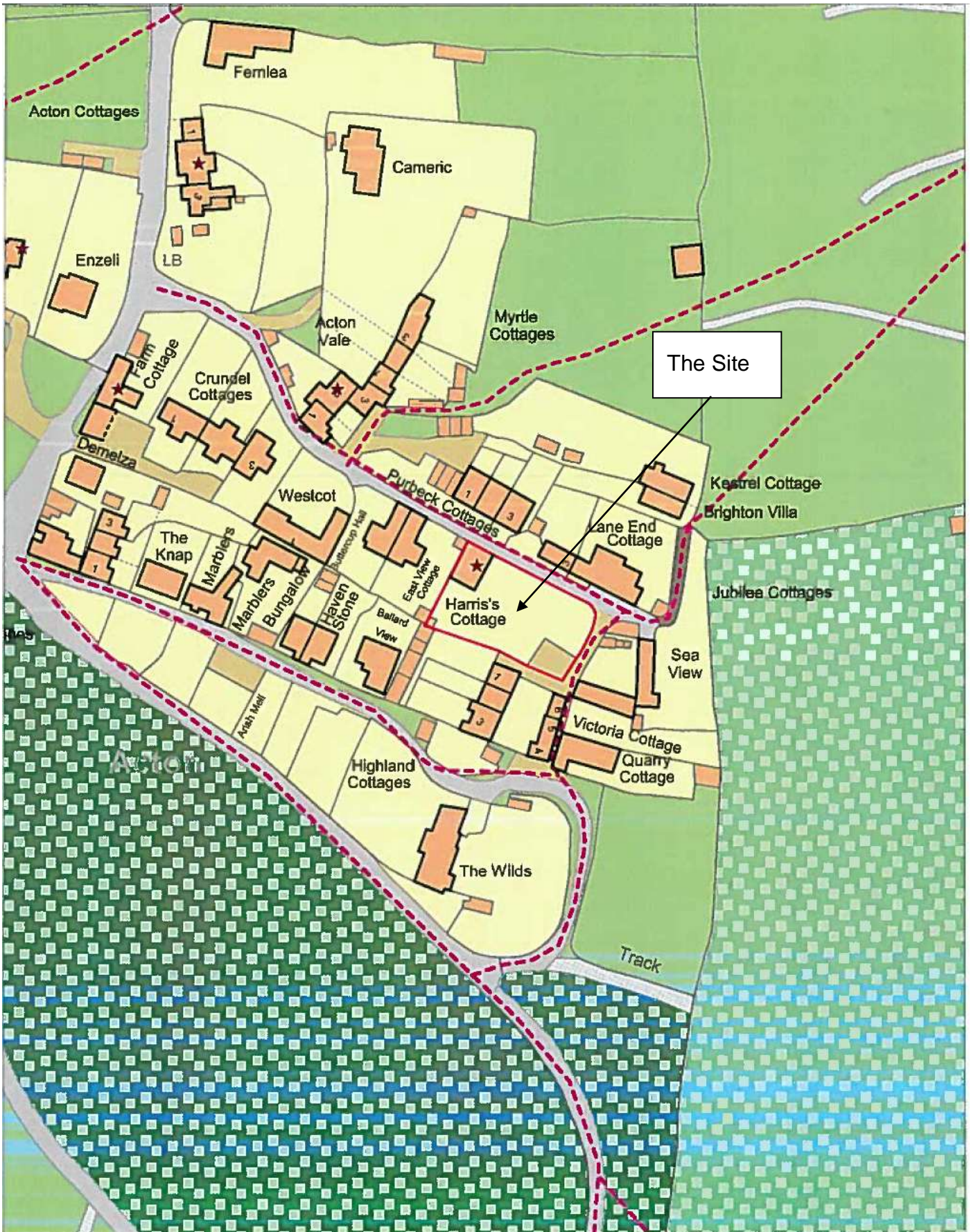
## Appendix – Recommended reasons for refusal

1. Harris's Cottage is an attractive Grade II listed cottage of simple proportions and vernacular appearance. Its appearance and character define its setting and significance as a heritage asset of special architectural and historical interest. Due to their positioning, scale, detailing and cumulative impact, the proposed dining room extension and the roof lights will result in demonstrable harm to the significance, character and appearance and setting of the heritage asset, and contribution it makes to the character and appearance of the Acton conservation area.

The development is considered to contrary to the aims and objectives of the National Planning Policy Framework Core Principles, bullet points 4 – high quality design and 5 - taking into account character, Section 7 – Requiring good design – in particular paragraphs, 56, 57, 58, 59, 60, 61 and 64 and Section 12 - Conserving and enhancing the natural environment in particular paragraphs 128, 129, 131, 132, 134 and 137 and the supporting National Planning Policy Guidance. It also conflicts with policies CO – countryside, D- design, LHH - landscape, historic environment and heritage of the adopted local development plan, Purbeck Local Plan Part 1 and Purbeck District design guide supplementary planning document adopted January 2014 and the aim of the Acton conservation area appraisal.

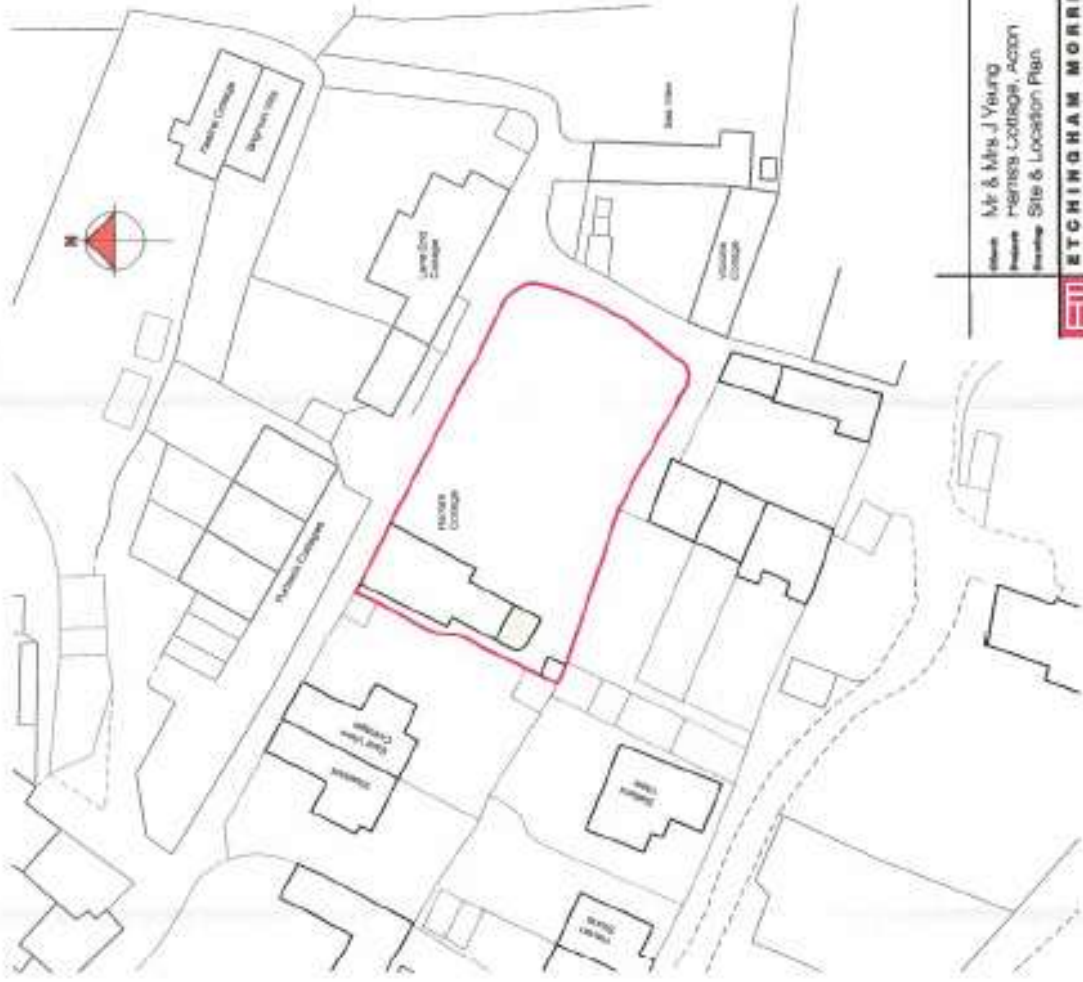
In accordance with paragraphs 132 and 134 of the National Planning Policy Framework, consideration has been given to whether or not there are public benefits that would outweigh the harm to the significance of the heritage assets caused by the proposed development. The Council can find no evidence of any public benefit that will outweigh the harm to the significance of the heritage assets and the application should be refused.

2. Informative Note - Refused Plans. The plans that were considered by the Council in making this decision are: ST534-01a, ST534-02 and ST534-03d submitted on 29 July 2015.





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**Site Block Plan**

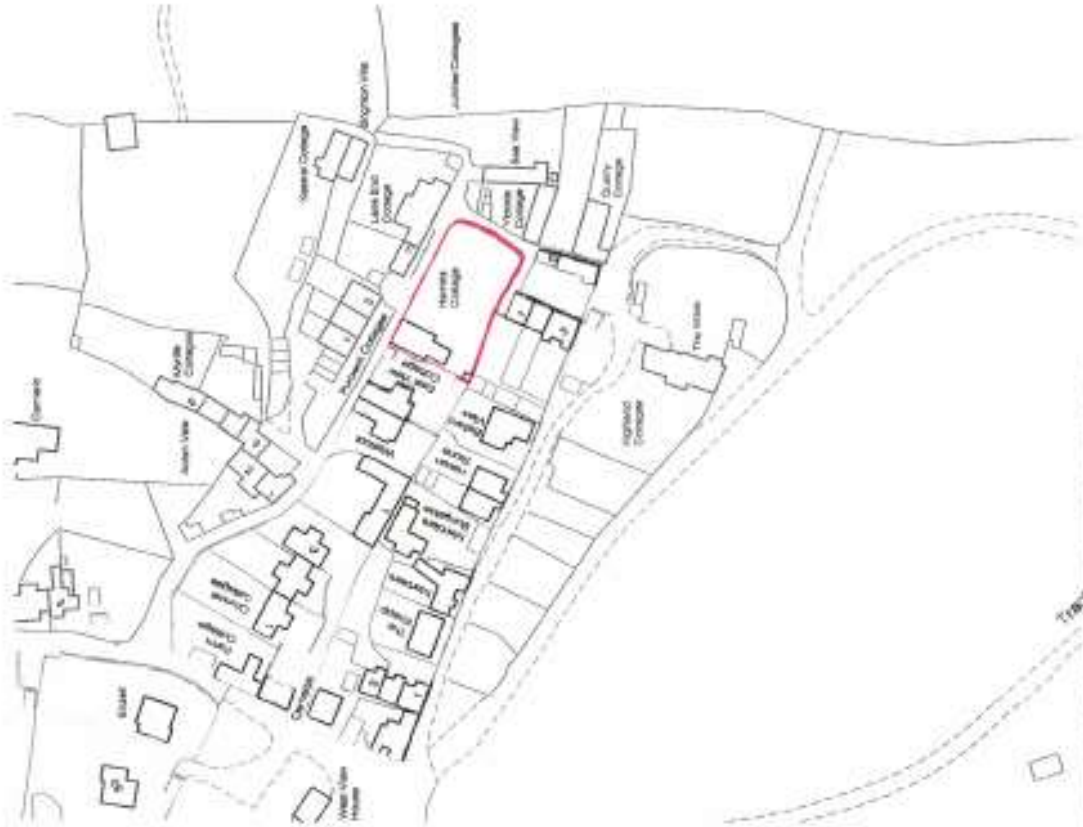
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	Client	Mr & Mrs J Yeung
	Address	HARRIS Cottage, Acton
	Project	Extension, Alterations & Location Plan
	Date	24/04/15
	Drawn by	ST534-01a
	Checked by	
	Scale	As shown
	Project No	

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**Location Plan**

Scale 1:1000



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**Proposed Extension and Alterations to Harris Cottage, Acton, Swanage BH19 3JS**

