

19/01386/FULHH – The Elms, 11 King Street, Scalford LE14 4DW - Construction of a two storey extension.

Applicant: Mr Andrew Sibree

Corporate Priority:	Delivering sustainable and inclusive growth in Melton
Relevant Ward Member(s):	Waltham On The Wolds – Councillor Elaine Holmes
Date of consultation with Ward Member(s):	29 th January 2020
Exempt Information:	No

1 Summary



- 1.1 The application site is located on the western side of King Street within the Scalford Conservation Area. The properties along King Street are generally characterised by dwellings set close to or adjacent to the highway. The Elms differs in that the dwelling is set back from the highway by approximately 65 metres and occupies an elevated position

within the landscape. To the north, south and west of the site there is open countryside. To the east there are dwellings fronting onto King Street and the public house.

- 1.2 Access to the site is via King Street; the driveway being set to the north-east with a large garden to the front. To the rear of the dwelling there is further garden and the paddock and agricultural land.
- 1.3 The two storey brick built dwelling has a slate roof and imposing chimney stacks to each gable. The property comprises a dwelling that was previously part of an historic farmstead with a detached brick built barn lying to the north of the dwelling. The site is visible upon the approach to the village from the north and west due to its location and elevated position.
- 1.4 The application seeks approval for a two storey rear extension to the property; this would be attached via a single storey hallway to the main dwelling. To allow for the proposed extension, the existing rear detached single storey brick building is to be demolished along with a number of disused agricultural buildings located to the north and west of the site.
- 1.5 A revised scheme was submitted for consideration seeking to overcome Officer concerns over the scale, massing and siting of the proposal in this site sensitive location. However, following further discussions the agent has confirmed the initial proposal is to be considered and the amended scheme has been withdrawn.

Recommendation(s)

1. It is recommended the application is REFUSED.

2 Reason for Recommendations

- 2.1 In the opinion of the Local Planning Authority the proposed development, by reason of siting and design, size and scale, would have an adverse impact on the character and appearance of the existing farmhouse, which is considered to be a non-designated heritage asset, and on the character and appearance of the Conservation Area. The proposal would cause 'less than substantial harm' to the designated and non-designated heritage assets and would be unduly prominent on the rural approach into the village through further encroachment towards the open countryside and would not be in keeping with the rural character of the area. The proposal is therefore contrary to Policies D1 and EN13 of the Local Plan and H6 of the Salford Neighbourhood Plan, which seek to secure good design and preserve or enhance heritage assets.

3 Key Factors

3.1 Reason for Committee Determination

- 3.1.1 A request for the application to be presented to committee has been made by the Ward Councillor and 14 letters from 14 households of support have been received, which conflict with the recommendation.

3.2 Relevant Policy context

- 3.2.1 The Melton Local Plan 2011-2036 was adopted on 10th October 2018 and is the Development Plan for the area. Policies SS1, D1 and EN13 apply.
- 3.2.2 Salford Neighbourhood Plan has been submitted to the Local Planning Authority and has passed Examination and is proceeding to Referendum. A referendum ensures that the community has the final say on whether the neighbourhood plan comes into force as part

of the development plan. Where the local planning authority publishes notice of a referendum, the emerging neighbourhood plan should be given more weight, while also taking account of the extent of unresolved objections to the plan and its degree of consistency with NPPF. Policies H2, H6, ENV4 and ENV5 apply.

3.2.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the Local Planning Authority when determining applications to have special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

3.2.4 Please see Appendix D for a list of all applicable policies.

3.3 Main Issues

3.3.1 The key issues for this application are considered to be:

- Principle of development
- Impact upon the character of the site and surrounding area including the conservation area and non-designated heritage asset
- Impact upon residential amenities
- Impact upon highways and parking

4 Report Detail

4.1 Position under the Development Plan Policies

4.1.1 The site is within the village of Scalford where Policy SS1 applies; this relates to sustainable development. For the Local Plan Policy D1 relates to visual and residential amenities and Policy EN13 relates to heritage assets.

4.1.2 Neighbourhood Plan Policy H2 'Limits to Development' states development within the limits will be viewed positively where in accordance with other policies within the Plan subject to accessibility, design and amenity considerations. Policy H6 Housing Design seeks development to enhance and reinforce local distinctiveness, the scale, density, height, massing, design, layout and materials should be sympathetic to the character and appearance of the neighbouring buildings and the surrounding area and development should not have an unacceptable impact on general amenity. Policy ENV4 Built Environment Non-Designated Heritage Assets states these buildings make an important contribution to the layout and characteristic mix of architectural styles in the village and their features and setting should be protected.

4.2 Principle of Development

4.2.1 There is a presumption in favour of proportionate extensions to dwellings subject to factors such as visual amenity, residential amenity and the impact on heritage assets being satisfactory; these are addressed below.

5 Impact upon the character of the site and surrounding area including the conservation area and non-designated heritage asset

5.1.1 Policies EN13 and D1 of the Local Plan and Policies H6 and ENV4 of the Neighbourhood Plan refer to visual amenity and heritage assets. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 must also be complied with; this requires that

special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

- 5.1.2 The building and farmstead is considered to be an important non-designated asset and as such any development must respect the existing buildings on site. The site is also within the Conservation Area.
- 5.1.3 The existing barns and single storey detached building currently in situ are dilapidated and are not considered to benefit the non-designated heritage asset or the Conservation Area and no objection is raised to the removal of these buildings. In addition, in principle it is accepted that there is scope to extend the existing building; however the size and massing of any proposal must preserve or enhance the existing building.
- 5.1.4 It is considered the current proposal does not meet the tests set in the Development Plan or s.72 of the Act. At the widest point the proposal measures 5.85 metres and including the single storey link has a length of 14.05 metres. The ridge height is 9.1 metres at the highest point. Whilst this is 1 metre lower than the ridge height of the farmhouse it is still considered overtly dominant given the proposed length and position of the projection and is 1 metre higher than the existing barn. The extension is therefore not subservient to the host dwelling.
- 5.1.5 There is substantial survival of historic fabric in the farmhouse and barn which the proposal does not acknowledge. It is considered that the proposal would result in an extension that by reason of siting and design, size and scale, would have an adverse impact on the character and appearance of the existing farmhouse, the non-designated heritage asset and on the character and appearance of the conservation area.
- 5.1.6 The proposal would cause less than substantial harm to the designated and non-designated heritage assets and would be unduly prominent on the rural approach into the village through further encroachment towards the open countryside and would not be in keeping with the rural character of the area.
- 5.1.7 The property has been vacant and poorly maintained over the course of many years. Whilst bringing the property back into use and carrying out sympathetic refurbishment of the property is welcomed, development proposals must still meet policy requirements. It is considered the current proposal does not achieve the subservient and sympathetic addition required. The proposal is considered to dominate the existing rear elevation and in doing so causes harm to the historic farmhouse and detached barn.
- 5.1.8 The existing buildings when read together appear in proportion and legible; the proposed extension would divide the buildings, visually separating with a dominant addition. The proposed elevations demonstrate how dominant the proposal appears with the length of the proposal at 14 metres with the existing house measuring only 10.8 metres. The width of the existing building is 11 metres and the barn 8.6 metres long and just over 5 metres wide.
- 5.1.9 The Conservation Officer objects on the grounds of harm to the character on the conservation area and a non-designated heritage asset. The 1885 OS Map confirms that the farmstead was in situ late C19. The proportions and surviving architectural fabric of the farmhouse and barn suggest that this is a post-enclosure farmstead. The separation from the nucleus of the village and the large, two storeyed combination barn encourages this interpretation. By this process the building is identified as an important non-designated

heritage asset and attempts to alter the building must be treated with careful consideration.

- 5.1.10 In this instance it is noted that there is no heritage statement submitted and there is no assessment of the potential impact to the Conservation Area and the farmhouse. Furthermore, the proposed two storey extension is considered to be overly substantial and would overwhelm the host farmhouse. There is a large survival of historic fabric in the farmhouse and barn, including original sash windows, wedge shaped flat-arched lintels, Yorkshire sliding sash, brick corbelling, hit and miss ventilation windows (to the barn). The proposals for the new barn and the two storey extension do not acknowledge this historic fabric in any way. They are incongruous and show no understanding of the historic significance of either the farmstead or the Conservation Area.
- 5.1.11 As such, the proposal is not considered acceptable on visual and heritage grounds and is contrary to Local and Neighbourhood Plan policies, s.72 of the Act referred to above and the NPPF.

5.2 Impact upon residential amenities

- 5.2.1 The dwelling is set a significant distance from neighbouring properties, being set well back from the highway. The majority of neighbouring dwellings are adjacent to the highway. The proposals would not have an adverse impact on the residential amenities of occupiers of neighbouring properties and would comply with Policy D1 of the Local Plan.

5.3 Impact upon Highways and parking

- 5.3.1 It is considered there is sufficient parking and turning within the site for a property of this size. The existing access would be used and as such there are no objections on highway safety grounds and the proposal complies with the above policies.

6 Consultation & Feedback

- 6.1 A site notice was posted, the application advertised and neighbours were notified. 14 representations in support of the proposal have been received. The content is summarised in Appendix B below.
- 6.2 Parish Council; The Parish Council have studied the information provided and have no comments to make on this application.
- 6.3 LCC Highways; The Local Highway Authority refers the Local Planning Authority to current standing advice provided by the Local Highway Authority dated September 2011.

7 Financial Implications

- 7.1 None identified.

8 Legal and Governance Implications

- 8.1.1 Legal implications have been included in the main body of the report. No specific issues are identified. This application is being considered by the Committee under the scheme of delegation within the Constitution due to receiving more than 14 letters of support from separate households which are contrary to the recommendation. Legal advisors will also be present at the meeting.
- 8.1.2 Legal Implications reviewed by: Legal Advisor (Planning)

9 Background Papers

Application 20/00096/FUL for a new agricultural machinery store and stables is pending.

10 Appendices

A: Consultation responses

B: Representations received

C: Recommended condition

D: Applicable Development Plan Policies

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Appendix A : Summary of Statutory Consultation Responses

Conservation Officer

- Objects to the proposal

Parish Council

- Have studied the information provided and have no comments to make on this application.

Appendix B : List of applicable Development Plan Policies Melton Local Plan

- **Policy SS1 – Sustainable Development** seeks to secure development proposals which promotes and improves economic, social and environmental conditions in an area;
- **Policy SS2 - Development Strategy** sets out how development will be distributed across the Borough in accordance with a spatial strategy that states that Service centres and Rural Hubs will accommodate up to 35% of new housing on a proportionate basis through allocated sites and the delivery of a proportion of windfall development, and allows smaller scale housing within or adjacent to Service Centres and Rural Hubs.
- **Policy EN1 – Landscape** states that the character of Melton Borough's landscape and countryside will be conserved and, where possible enhance by ensuring new development is sensitive to its landscape setting and requiring new

developments to respect existing landscape character and features

- **Policy EN2 – Biodiversity and Geodiversity** states that development proposals will protect and enhance biodiversity, ecological networks and geological conservation interests
- **Policy EN6 – Settlement Character** states that development proposals will be supported where they do not harm open areas which; Contribute positively to the individual character of a settlement; Contribute to the setting of historic built form and features; Contribute to the key characteristics and features of conservation areas; and Form a key entrance and/or gateway to a settlement.
- **Policy EN13 – Heritage Assets** The Council will take a positive approach to the conservation of heritage assets and the wider historic environment
- **Policy D1- Raising the Standard of Design** requires all new developments to be of high quality design.

Scaford Parish Neighbourhood Plan

- Policy H2 Limits to Development
- Policy H6 Housing Design
- Policy ENV4 Built Environment: Non-Designated Heritage Assets
- Policy ENV5 Ridge and Furrow

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states in the exercise, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Appendix C : Summary of representations received

Support

- The planned extension will in no way impede views and the proposed barn will be a vast improvement on the existing dilapidated outbuildings;
- The house is obviously very prominent in the village and the plans will restore the property to its former glory and can only be seen as beneficial;
- Once the building work is complete the house and barn will reflect the site's farming heritage and the ugly dilapidated outbuildings will have been removed, considerably enhancing the appearance of the site. From the road the view up to the pretty façade will remain unchanged and trees and hedges will all but hide the new barn. From footpath at the rear, the extension, being of similar proportions to the brick barn and smaller than the house, will recreate a farmyard feel harking back to the property's

past life;

- It would of course create a number of temporary jobs and economic benefit to local firms in these troubling times.