

Parish: Snape With Thorp

Ward: Tanfield

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Committee Date: 1 September 2022

Officer dealing: Mr Nathan Puckering

Target Date: 18 July 2022

Date of extension of time: 2 September 2022

22/01263/FUL

Construction of a garden room to the rear elevation of the dwelling.

At: Snape Castle Barn Snape Bedale North Yorkshire

For: Mrs Hanson.

This application is referred to Planning Committee at the request of a Member of the Council

1.0 Site, Context and Proposal

- 1.1 Snape Castle Barn is a converted barn located approximately 75m east of Snape Castle, located in the village of Snape. The grade II listed C17th dovecote is located within the wider site just to the south of the dwelling and is now used as general storage. Prior to the early 21st century, Snape Castle Barn along with the range of other buildings directly to the west, including the listed former stables, all formed part of an agricultural unit. Owing to this relationship and ownership at the time of listing in 1966, all of the buildings are considered to be grade II curtilage listed due to the dovecote and former stables. The site is also within the Snape Conservation Area and the Thorpe Perrow registered park and garden.
- 1.2 The building itself has an L plan layout with two storeys. It was built using rubblestone with a grey slate roof. The conversion of the building itself has been relatively sympathetic, and the character of the old barn is still evident. Due to it being set back from the road and being located behind the impressive dovecote, unusually the dwelling isn't the focal point of the site and takes up a more understated role in the built hierarchy.
- 1.3 This application is seeking permission for the construction of a garden room on the rear elevation of the building. These are designed and constructed by a company specialising in this type of structure. On the most part the structure is timber, although the roof structure is mostly aluminium, with a roof lantern feature. After concerns were expressed regarding the design of the addition and the level of change to the character of the rear facade, slight changes were made by way of reducing the pitch of the roof and the removal of some decorative mouldings.
- 1.4 Owing to the historic relationship and common ownership at the time of listing of the grade II dovecote and range of former barns to the west, this building is considered to be curtilage listed and thus is given all of the protection that a listed building would have. Accordingly, an application for listed building consent has been submitted and runs concurrently with this application for planning permission.

2.0 Relevant Planning History

- 2.1 20/02896/FUL & 20/02897/LBC - Construction of an attached single storey double garage with boot room to front (south) elevation of the dwellinghouse - Granted (extant but not implemented)

2.2 22/01264/LBC - Construction of a garden room to the rear elevation of the dwelling - Pending Consideration

3.0 Relevant Planning Policies

3.1 As set out in paragraph 2 of the NPPF planning law requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise. The law is set out at Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990.

Local Plan Policy S1: Sustainable Development Principles
Local Plan Policy S7: The Historic Environment
Local Plan Policy E1: Design
Local Plan Policy E2: Amenity
Local Plan Policy E5: Development Affecting Heritage Assets
National Planning Policy Framework

4.0 Consultations

4.1 Parish Council - No comments received.

4.2 Site Notice & Neighbour Notification - No comments received.

5.0 Analysis

5.1 The main issues in this instance are:

- Design
- impact on the adjacent heritage assets, including the setting of the nearby listed buildings and the character and appearance of the Snape Conservation Area.

Due to the siting of the extension relative to the neighbouring dwellings, the residential amenity of the neighbours will not be impacted and therefore this will not be assessed below.

Design

5.2 Policy E1 of the Local Plan concerns design and requires all development to be of a high quality, integrating successfully with its surroundings in terms of form and function, reinforcing local distinctiveness and helping to create a strong sense of place. It then goes on to list a number of design principles that help to achieve this overriding aim, some specifically related to domestic extensions, such as ensuring extensions respect the scale, massing and materials of the original dwelling and will not cause unacceptable harm to its character.

5.3 As noted in the introductory section of this report, the conversion of the barn has been relatively sympathetic. A lot of the original openings have been retained, and although two large, glazed arches have been introduced, on the whole the elevations have retained an uncomplicated and plain appearance. This defines the overall character and appearance of the building.

- 5.4 The proposed garden room is not in-keeping with this overall defining character. Its design has several complex features, such as the roof lantern, the bulky facias, and the rather thick pilaster-like elements. These equate to an extension which is fundamentally different in character and appearance to the host building. This is in direct conflict with the requirements of policy E1 of the Local Plan.
- 5.5 Furthermore, the substantial appearance of the garden room and its siting on an otherwise simple façade, and the fact it will almost fully cover one of the first-floor windows, will completely alter the massing of this aspect of the building and further interrupt the uncomplicated, almost symmetrical nature, of the building's rear elevation. This again will be to the detriment of the overall character and appearance of the host dwelling and thus constitute a breach of policy E1 of the Local Plan.

Heritage Issues

- 5.6 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in exercising an Authority's planning function special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas. The National Planning Policy Framework requires an assessment of the potential harm a proposed development would have upon the significance of a designated heritage asset.
- 5.7 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in determining a planning application for development which affects a listed building or its setting, the Local Planning Authority shall 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.
- 5.8 Notwithstanding the problems with the design of the extension itself, it would be sited in a relatively low-profile location insofar as any public vantage points are concerned. It will not have a material impact on the character and appearance of the Snape Conservation Area or the wider setting of the dovecote. Due to the slightly fractured relationship between Snape Castle Barn and the other buildings to the west, resulting from the dividing up of the wider site when the buildings were converted, the extension also would not have a material impact on the setting of these buildings.
- 5.9 As a result, the development would not have a harmful impact on the nearby heritage assets and the Conservation Area, and this does not form a reason for refusal on this occasion. However, this does not offset the harm caused to the character of the host building through the design of the extension itself and therefore refusal is recommended due to conflict with policy E1 of the Local Plan.

Planning Balance

- 5.10 The proposed development is considered to result in less than substantial harm to the significance of the listed building. Giving that harm great weight and importance in the Planning Balance as required by the National Planning Policy Framework, it is concluded that there is no public benefit resulting from the proposals that would offset the identified harm. As such the proposed development is considered to fail to meet the tests set out in the National Planning Policy Framework and the adopted Local Plan.

6.0 Recommendation

- 6.1 That subject to any outstanding consultations the application be **REFUSED** for the following reason(s)

The reasons are:-

1. Due to its inappropriate design, the proposed garden room will result in less than substantial harm to the significance of the host dwelling. The proposed development is considered to be in direct conflict with the traditional, understated and simple design of the barn conversion. It therefore conflicts with policy E1 and E5 of the Local Plan and the requirements of the National Planning Policy Framework.