

18<sup>th</sup> November 2020

Development Management  
Dorset Council  
South Walks House  
South Walks Road  
Dorchester  
DT1 1UZ

Dear Sir / Madam

**Re: Planning Permission and Listed Building Consent for the demolition of a modern single storey extension and erection of a larger single storey extension.  
Knowle Farm, Well Plot to New Road, Uplogers, Bridport, DT6 4NS**

I am pleased to enclose an application seeking Planning Permission and Listed Building Consent for the demolition of a single storey extension and erection of a larger single storey extension at the above address.

The application has been submitted via the Planning Portal (reference PP-09248202) and the payment of £206 to cover the application fee has been paid via the portal.

The following submission documents are included with the application:

- A completed Application Form
- A Statement of Heritage Significance and Design and Access Statement
- The Location Plan
- The following existing plans:
  - Drawing No. KF-346.02 (Existing Site Plan)
  - Drawing No. KF-332.02 (Existing North Elevation)
  - Drawing No. KF-333.02 (Existing East Elevation)
  - Drawing No. KF-338.02 (Existing West Elevation)
  - Drawing No. KF-334.02 (Existing Floorplan)
- The following approved plans:
  - Drawing No. KF-331.01 (Approved Site Plan)
  - Drawing No. KF-335.02 (Approved North Elevation)
  - Drawing No. KF-336.02 (Approved East Elevation)
  - Drawing No. KF-337.02 (Approved Floorplan)
- The following proposed plans:
  - Drawing No. KF-345.01 (Proposed Site Plan)
  - Drawing No. KF-342.01 (Proposed North Elevation)
  - Drawing No. KF-343.01 (Proposed East Elevation)
  - Drawing No. KF-349.01 (Proposed West Elevation)
  - Drawing No. KF-344.01 (Proposed Floorplan)
  - Drawing No. KF-348.01 (Proposed Section A-A)
  - Drawing No. KF-341.01 (Propose Section B-B)

## **Site description and planning history**

Knowle Farm is Grade II Listed Farmhouse in the village of Uploaders. The property falls within the Lodgers & Uploaders Conservation Area and an Area of Outstanding Natural Beauty. Knowle Farmhouse and the adjoining converted barn is a c.19 semi-detached two storey dwelling. Construction is of rubble stone walls under a slate roof. To the rear is a modern c.20 brick built lean-to. The dwelling is adjacent to the northern side of the village through road (NGR: SY5035093813).

Knowle Farmhouse and Barn were constructed circa 1850, with the barn being converted in 2002 to make a single combined dwelling. To the rear, on the western extreme of the north elevation is an adjoining building which is thought to have originally been a cider shed. This is currently used as a ground floor kitchen and first floor en-suite. Adjoining the cider shed and house is a c.20 brick built lean-to, currently partitioned as a breakfast room, lobby, utility and W/C. Knowle Farm has not formally operated as a working farm since the mid-1950s. Knowle Farm originally operated as a small dairy unit, until it was sold and its land dispersed.

The property was first listed 19 December 1984 its heritage England listing number 1214892. Listing details consist of *SY 59 SW LODERS UPLODERS, 3/194 Knowle Farmhouse. GV II Farmhouse in row. Mid C19. Rough-dressed stone walls. Slate roof with stone gable-copings and level kneelers. Brick stacks at each gable end. 2 storeys. 4 windows, 3-light wooden casements with glazing-bars, C20. Wooden cills and keyed stone lintels over. Front door left of centre with recess panels and 2 top lights, C20. Bracketed-wooden canopy over. Attached Barn at right hand side, rubble stone walls with corrugated asbestos roof. One window opening with a segmental head. Plank stable-door on rear wall.*

It is noteworthy that the Heritage England listing details mainly relate to the south elevation (adjacent to the northern side of the village road), which is a highly attractive and important asset and contributes greatly to the village scene. This application proposes alterations to the c.20 lean-to on the north elevation; there are no structural or fabric works proposed to the main house or cider shed.

Planning Permission and Listed Building Consent (1/W/01/001842 and 1/W/01/001843 respectively) permitted internal alterations, the erection of an extension to restore the barn and convert into ancillary living accommodation.

Planning Permission and Listed Building Consent (WD/D/19/002485 and WD/D/19/002486 respectively) permitted the removal of the modern lean-to extension and the erection of a single storey rear extension and internal alterations. These consents, dated 27<sup>th</sup> February 2020, have not commenced and it is now proposed that a slightly revised design for an alternative single storey extension will supersede the recently permitted design.

## **Proposed works**

Planning Permission and Listed Building Consent is now sought for the removal of the modern c.20 brick lean-to and the erection of a single storey extension to increase the useable internal ground floor area. The proposed works include a new stud partition to the existing kitchen, thereby repurposing the space as a utility and W/C. The proposed extension will

form a lobby and kitchen / breakfast area which is considered functionally proportional to that of a five bedroom property. The development proposal has a negligible impact on the historic fabric of the dwelling in that the original elements of the property are not proposed for alteration. The proposed development is not visible from the village road, nor from neighbouring properties.

As noted above, Planning Permission (WD/D/19/002485) and Listed Building Consent WD/D19/002486) were issued on 27<sup>th</sup> February 2020 and granted the removal of the existing lean-to and the erection of a single storey extension. As such, the principle of development of this nature has already been firmly established. Following the grant of these consents, the applicant now wishes to seek consent for an alternative design and so it is relevant to consider the proposed extension in the context of the approved design, as well as the character of the listed building.

Internally, the proposed works do not significantly deviate from the approved scheme. Comparably to the approved plans, the applicant still wishes to partition the existing kitchen to form a new utility and W/C. In addition, it is still proposed that the extension will facilitate a new kitchen / breakfast room and a lobby. However, it is now proposed that the lobby will be 1m wider than approved but extends significantly less (1.7m) from the host dwelling, thereby mirroring the width of the existing lean-to.

The proposed kitchen / breakfast area extends an additional 0.7m from the host dwelling, is 0.5m wider and sits in line with the existing wing of the house. However, given its one storey form and increased physical separation by way of a smaller, recessed lobby, this part of the proposed extension remains noticeably subservient to existing western wing and the host dwelling in general.

Externally, the proposed extension is the same height as the approved design, albeit the arrangement of windows / doors and roof structure is altered to suit the revised floorplan. The roof of the lobby is now set at a steeper pitch given that it extends almost 2m less from the host dwelling and features a conservation rooflight. An element of the roof above the proposed kitchen/breakfast roof is flat and features a flat roof light (flush with the roof) to facilitate light infiltration. As per the submitted approved plans and proposed plans, the configuration of doors and windows are altered, although the design of the windows remains in conformity with those located on the host dwelling.

In terms of proposed materials, the walls of the new kitchen / breakfast room will use the same stone used in rebuilding of the car port (surplus stone when the original carport/cowshed was demolished). The lobby will be feature painted brick (Farrow and Ball – Drop Cloth No.283), similar to the existing lean-to. The new roof material will be finished in slate to match the roof of the host dwelling.

### **Response to Conservation Officer comments**

Given that this dwelling was granted Planning Permission and Listed Building Consent earlier in the year for a similar design, it is appropriate to refer to previous comments made by statutory consultees, specifically the Conservation Officer. The key comments received are considered and addressed below.

The Conservation Officer was complimentary that the (now approved) design had responded to her previous comments and the rear projected wing was no longer to be incorporated or have external works undertaken to it. Given the design now proposed goes a step further and offers an increased offset to the rear wing by way of a more recessed lobby than approved, we trust this will be viewed favourably.

The doubled doors, which were subject to an element of scrutiny are no longer proposed, instead, only new single doors are now proposed. Whereas the Conservation Officer supported the retention of the vertical boarded door, this is now proposed for removal. It is understood that the door was introduced to the existing lean-to in the 1950's and now suffers from the effects of ageing in that it is not sufficiently resistant to poor weather.

As noted above, the proposed lobby is significantly more recessed than the approved design. One of the key comments made by the Conservation Officer was that the lobby should be recessed as much as possible from the gable of the kitchen, although it was accepted that there was marginal scope for doing so given the position of the existing kitchen window. The applicant now proposes a solution whereby the new kitchen / breakfast room is marginally increased in size, thereby permitting the lobby to be made wider, whilst extending significantly less from the host dwelling. The north elevation of the lobby is now proposed in line with the north elevation of the existing lean-to, whilst maintaining the extant relationship with the existing kitchen window (wood and glazing externally / metal without glazing internally, to be retained in situ). We trust this latest design is viewed favourably by the Conservation Officer given that it responds more effectively to her previous comments.

Internally, the new W/C is positioned slightly differently than the approved design, but only marginally so and continues to protect the setting of the inglenook fireplace.

Taking these comments into account, the new design is not only considered to be in conformity with those previously made by the conservation officer, but indeed goes further with addressing them more pro-actively.

## **Conclusion**

Knowle Farm was granted Planning Permission and Listed Building Consent in February 2020 to demolish an existing lean-to and erect a larger single-story extension, as such, works of this nature have been firmly established. The applicant now seeks a revised, but similar, design whereby the kitchen / breakfast room element of the extension is enlarged, whilst the lobby is significantly smaller. The comments made by the Conservation Officer have been considered and the proposed design has responded to these comments. Given the relatively minor deviation from the approved scheme, the proposed extension remains suitably subservient to the host dwelling, does not materially affect the historic elements of the host dwelling, nor has a detrimental impact to the character or setting of the host dwelling.

Given the information set out above, we trust the application can be validated shortly and a positive outcome issued. However, if you do have any queries, please do not hesitate to contact me

Yours sincerely  
Paul Hoffman