

Introduction

The application seeks to build upon the granted permission, ref 21/P/1800/FUL, which established residential use, for the applicant to remain within close proximity to the family farm, which has undergone Agricultural diversification. Thus, enabling the applicant their own space to live independently and therefore facilitate the continuation of being able to contribute to the local community and local economy, in a rural area where housing opportunities are often difficult to achieve.

The application, ref 21/P/1800/FUL granted an open market permission to establish a one bed, two persons dwelling. This application seeks to provide an appropriate extension, largely through an additional storey, which has been considered against surrounding form, the local area and the long-term effect on the quality of life for both occupiers and neighbours.

Residential extensions can play an important role in upgrading existing housing stock and facilitate longevity, given the lack of housing stock opportunities within rural settings. The considerate and proportional extension to the granted open market dwelling achieved as part of 21/P/1800/FUL is required to be able to facilitate the applicant being able to continue their contribution to the local community and local economy through their employment.

The local area holds a strong rural vernacular and the dwelling will seek to actively maintain its contribution to this vernacular by virtue of its mass, character and appearance and as noted within the officer's report of 21/P/1800/FUL, the site was not considered as being an isolated location.

Amount

The dwelling will seek to establish accommodation over two floors, with the upper level also facilitating refuge should this be required. The proportions and footprint of the existing building have been respected and upheld, where by the footprint principal form remains proportionally rectangular. No new structure, other than the proposed porch provides disruption to this attribute. Nor has the footprint been 'cut into' with domestic features such as balconies or areas of single storey flat roofing. The application seeks an additional GIFA of 96sqm, predominately through the upper storey addition and not as an direct increase to footprint.

Scale

The barn sits within a cluster of other agriculture buildings. These adjacent buildings range from single to two storeys and consist of derelict barns following the cease of livestock being reared, as a result of the Agricultural diversification of the farm. With other agricultural barns re used to facilitate storage and a workshop. These lie to the South, West and North of the application site.

All barns and buildings to the South of the West of the application site are two storey in nature. To the East and South East of the application site a mix of dwellings and further derelict barns are located. These are also two storeys in nature.

Within the developments immediate setting, the nearest dwelling is noted as being 20 meters to the North East. Beyond this linear distance and to the South East, Hewish Farm is located, however is noted as being over 30 meters away and is located beyond highway from the application site. Other

dwelling within the settlement include Little Elms and Hewish Court, however these are noted as exceeding 30 meters from the application site. There is also intervening building and structures between the application site and dwellings in places.

The impact of development has been considered against both the immediate setting and wider area and is deemed to not have a significant nor adverse effect on the adjacent buildings, nor inhabiting neighbours, given that the scale and mass proposed is aligned with that of its surrounds, both inhabited and uninhabited.

Layout

The layout to the ground floor, follows the principles set out within application 21/P/1800/FUL. Where primary living space remains to the ground floor, with central access to provide frontage. Alongside a bedroom to the ground floor, located to the East of plan, ensuring that the gable facing the adjacent dwelling, albeit more than 20 meters away remains devoid of principle openings to an inhabitable rooming. To the upper floor, 3 additional bedrooms are located, again ensuring that no principal openings are principle to the East facing gable.

The layout follows the principle of an agricultural building undergoing conversion, and respects the agricultural character of the application sites setting, with the possibility of exposed structure and vaulted ceilings to rooming's located to the upper storey. The layout works within the parameters set by the rectangular principle of the existing footprint. Within the layout, there has been no inclusion of domestic features, such as balconies or areas of single storey flat roofing.

Appearance

The local area holds a strong rural vernacular and the dwelling will seek to actively maintain its contribution to this vernacular through not only aforementioned principles of scale and mass, but also material considerations and fenestration. The appearance has been considered through the narrative of an agricultural conversion, where openings are un-uniformed in nature, as opposed to being purely domestic and collectively standard and uniformed.

Externally the existing material pallet will be largely upheld, therefore the application seeks facing stonework in conjunction with a slate tile. Vertical timber board will be introduced as part of the pallet. Additional stone will be sourced from the farm and will be matched to the existing. The use of stone and timber is common place throughout settings that contain a strong agricultural vernacular. Double glazed windows (DG's) are proposed as anthracite grey aluminium profiles, in conjunction with external door sets to timber joinery, in line with the consent of 21/P/1800/FUL.

Relevant Policy

The proposal has been considered with the following policies, alongside supplementary documents material to the application.

Could permitted development had been exercised, the mass that is sought, through the addition of an additional storey, could be achieved in line with the criteria set under Class AA. The porch could also be constructed under Class D, permitted development, could these have been exercised, given that the area is below 3sqm and a door is maintained between the porch and the dwelling.

The mass and additional GIFA sought is deemed to be proportional to what could be achieved had permitted developments been able to be exercised.

NPPF

Sections 4, 5, 7, 11 and 12.

Development Management Policies

DM24 Safety, traffic and provision of infrastructure etc associated with development

DM25 Public rights of way, pedestrian and cycle access

DM26 Local Character and distinctiveness

DM27 Layout and form

DM30 Alterations to existing buildings

DM31 Heritage Assets

DM34 Housing type and mix

DM36 Residential Densities

DM38 Extensions to dwellings

DM37 Residential development in existing residential areas

DM42 Accessible and adaptable housing and housing space standards

In particular Policy DM38 which aims to provide the criteria for judging the appropriateness of residential extensions, to including the effect of the proposal on the existing house, the impact on the setting, street scene and local area, and the effect on the quality of life for the occupiers and neighbours. Extension to residential properties is permitted, provided that they;

- Respect the massing, scale, proportions, materials and overall design and character of the existing property.
- Do not harm the street scene or local area. This includes the loss of characteristic boundary features, original estate layout landscaping or visually important trees; and would not prejudice the living conditions of occupiers of adjoining properties and ensures the retention of adequate private amenity space, and take account of the councils parking standards.

Extensions to residential properties can play an important role in upgrading the existing housing stock. It should be noted that it should also be noted that North Somerset cannot currently evidence a 5 year land supply, North Somerset should be looking to approve applications that are deemed as being sustainable and provide a vital contribution to housing stock.

Access

Access will be as per 21/P/1800/FUL, where by the existing access, which facilitates vehicular and foot access from the highway into the cluster of the agricultural setting will be upheld. The application also noted that '[a]s there is an existing hardstanding around the building there is ample room for parking and turning. As a result, the parking provision will increase from two off street parking spaces to three which will be provided to the Southern aspect of the application site to comply with the standards set out in the North Somerset Parking Standards SPD.

As this existing area of hardstanding will be upheld, it could therefore be argued that the external facilities involved with the application would not result in providing an adverse impact on the local rural character.

Landscaping

In line with 21/P/1800/FUL, the existing boundary treatments will be retained where allowable. Amenity is to be provided to the Western aspect of the application site and achieves and exceeds the minimum 100sqm of external amenity.

Drainage

It was noted that no objection was received by the Drainage board, for application 21/P/1800/FUL. The application will seek the same strategy that was proposed.

The existing strategy for surface water, which sees all surface water put to the drainage ditch will be upheld. The ditch runs East to West and is located to the South of the applicant site, to the boundary between yard and field. Foul waste will be put to a package treatment plant, this is as per the foul arrangements of the adjacent dwellings. The drainage field will be proposed to the field, South of the application site.

Given that the additional GIFA is predominately through the upper storey addition and not as a direct increase to the footprint, the principles of floor risk and evacuation remains as per the accepted principles within the approved 21/P/1800/FUL.

Summary

Extensions to residential properties can play an important role in upgrading the existing housing stock and it should be noted that it should also be noted that North Somerset cannot currently evidence a 5-year land supply. North Somerset should be looking to approve applications that are deemed as being sustainable and provide a vital contribution to housing stock.

Could permitted development rights had been exercised, the mass and additional GIFA sought is deemed to be proportional to what could be achieved had permitted developments been able to be exercised. The porch could also be constructed under Class D had permitted development rights been allowed to be exercised.

Overall, the impact of development has been considered against both the immediate setting and wider area and is deemed to not have a significant nor adverse effect on the adjacent buildings, nor inhabiting neighbours, given that the scale and mass proposed is aligned with that of its surrounds, both inhabited and unhabitated. The local area holds a strong rural vernacular and the dwelling will seek to actively maintain its contribution to this vernacular through not only aforementioned principles of scale and mass, but also material considerations and fenestration.