

Mrs Natalie Lansdown
Rialto Barn
Burcott House Farm
Wells Road
Wookey
Wells
Somerset
BA5 1JU

26 July 2023

Dear Sir/Madam

Proposal: Two small extensions and adaptations within the current curtilage of the property. Requested meeting with Officer.
Location: Rialto Barn Burcott House Farm Wells Road Wookey Wells
Applicant: Mrs Natalie Lansdown
Application Number: 2023/0886/L1PA

Thank you for your recent pre-application enquiry regarding the above proposal.

Based on the information you have supplied, this response will highlight the material matters that would be considered as part of the assessment of a planning application. Online references will also be used to help you shape and submit your proposal and explain some of our processes and procedures.

Reference: 2023/0886/L1PA
Planning Area: Somerset East
Site address: Rialto Barn, Burcott House Farm, Wells Road, Wookey, Wells Somerset, BA5 1JU
Description of Proposal: Two small extensions and adaptations within the current curtilage of the property. Requested meeting with Officer.
Applicant: Mrs Natalie Lansdown
Somerset Council Case Officer: Oliver Down
Date: 26.07.2023

The Rialto Barn is a recently converted barn that has been sympathetically restored and seeks a first-floor side extension and a first and second-floor extension. The gable will be extended to the rear to increase the size of the bedroom and include a veranda.

The Council's statutory Development Plan comprises:

- Mendip District Local Plan Part I: Strategy and Policies (December 2014)
- Mendip District Local Plan Part II: Sites and Policies (December 2021) (Post JR version)
- Somerset Waste Core Strategy (2013)
- Somerset Mineral Plan (2015)

The following policies of the Local Plan Part 1 are relevant to the determination of this application:

- CP1 – Mendip Spatial Strategy
- CP1 and CP2 – Mendip Spatial Strategy
- DP1 – Local identity and distinctiveness
- DP7 – Design and amenity of new development

Other possible Relevant Considerations (without limitation):

- National Planning Policy Framework
- National Planning Practice Guidance
- Design and Amenity of New Development, Policy DP7 SPD (March 2022)
- The Countywide Parking Strategy (2013)
- Somerset County Council Highways Development Control Standing Advice

Design and Impact on Character and Appearance of the Area

The design needs to use matching materials and designs. The completion of the barn in 2016 and its use of materials needs to be continued. The new doors to bedroom 1 on the ground floor need to be symmetrical to the in line with the centre of the gable.

Upon further reflection with management, the single storey side extension housing a games room and a bedroom would not be deemed as acceptable.

The design of the barn and its original simple form layout would be affected by the addition of a single storey side extension. The side extension would be contrary to DP1 as the local identity and distinctiveness would be lost with the side extension. The barn needs to maintain the clean silhouette and lines of the former agricultural barn and the addition of the games room and bedroom would detract from this characteristic.

The lengthening of the barn from the gable end would be acceptable due to the form of the barn being followed.

Impact on Residential Amenity

The barn is sited in an isolated plot and would not overlook any neighbours. The proposal under residential amenity is therefore acceptable.

Sustainability

The extension may have scope to add solar panels to the new roof of the side extension. This would need to be confirmed via a qualified specialist

Validation-Information requirements for a planning application:

A significant proportion of applications received by the Council are invalid. This means they do not contain the necessary information to assess the application

If you submit an application for the proposal it must include:

- Application form and ownership certificate
- Fee
- Site Location Plan (1:1250)
- Design and access statement
- Any other plans or documents as specified in our adopted validation requirements, see <https://www.somerset.gov.uk/planning-buildings-and-land/information-requirements-for-planning-applications/> for further information

Consultation

If an application is submitted, consultation will be undertaken with the adjoining neighbours and with consultees. Therefore, it is recommended that you speak to adjoining neighbours before applying.

Consultation on the application may raise new issues not addressed in the advice above. Should this be the case, the officer will work with you to gain sufficient information or amendments to determine the application and where possible address the issues that have been raised.

Disclaimer

Your proposed works may need Building Regulation Consent and should you choose to proceed you are advised to contact Somerset Building Control on 0300 303 7790 or email: buildingcontrol@somerset.gov.uk. Further information can also be found on their website: <https://buildingcontrol.somerset.gov.uk/https://somersetbcp.sedgemoor.gov.uk/>

I hope this is clear but should you require anything further please contact me on 07778 864692 or by email at oliver.down@somerset.gov.uk.

Yours faithfully

Oliver Down

Planning - East Team
Somerset Council

