

**Planning, Access, Design and Heritage Statement in Support  
of Householder Application for Garage Outbuilding**

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**At:**

Rowan Cottage  
Church Street  
Crocombe  
Somerset  
BA5 3QS

**Application made on behalf of The Applicant:**

Mr and Mrs Johnson

**Supporting Statement by:**

G N Salmon BSc (Hons), BTP, MRTPI  
Salmon Planning Company  
2 Priors Road  
Wells  
Somerset  
BA5 1SY

**Our Ref:** PL.5049

**Date:** October 2023

**1.0 Summary of The Proposal**

- 1.1 The proposal is for a single, detached garage building located upon an existing outdoor storage/parking area within the curtilage of Rowan Cottage.
  
- 1.2 The site lies within Croscombe Conservation Area and affects the setting of an adjoining Grade II\* Listed Building, known as The Old Hall. For these reasons, the application is supported with an Access, Design and Heritage Statement.

**2.0 Access Statement**

- 2.1 There is an existing, gated vehicular access onto Church Street to serve a within-curtilage parking area. The proposed garage development does not involve or require any alterations to the existing vehicular access.

### 3.0 **Design Statement**

(i) Context

3.1 The site lies within the historic core of Croscombe in the area of tight-knit village housing. To the rear of the site is a highly valued Heritage Asset – Grade II\* ‘The Old Hall’.

(ii) Amount

3.2 One single detached garage outbuilding. It dimensions 3.47 m x 6.00 m.

(iii) Layout

3.3 The footprint and siting of the outbuilding is solely determined by the size of the existing outdoor parking area available.

(iv) Scale

3.4 The building has a deliberately steeply pitched roof (which is characteristic of the area) resulting in a ridge height of 4.4 m, eaves height of 2.4 m.

(v) Appearance

3.5 The building is designed using rough sawn, 200 mm wide timber feather edged weatherboarding; timber plank coach doors and double Roman reclaimed clay roof tiles.

(vi) Landscaping

3.6 The siting of the outbuilding abuts the domestically planted, terraced garden of Rowan Cottage. This will provide a soft edge to the building. There are no other opportunities for landscaping.

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## 4.0 **Heritage Statement**

### (i) Legislative Framework

- 4.1 The site lies within Croscombe Conservation Area and affects the setting of the Grade II\* building referred to as 'The Old Chapel' but now known as 'The Old Hall'.
- 4.2 Under Section 66(1) of The Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker to pay special regard to the desirability of preserving Listed Buildings potentially affected by proposals, their setting and any features of special architectural or historic interest which they may possess.
- 4.3 The site also lies within a designated Conservation Area where there is a legal duty under Section 72 of the same Act to give special attention to the desirability of preserving or enhancing the character and appearance of the area.
- 4.4 Where any development results in harm to the setting of a Listed Building or Conservation Area national policy guidance under paragraph 202 of the National Planning Policy Framework (NPPF) states that 'less than substantial harm' arising from development should be weighed against public benefit arising from a proposal.

### (ii) Assessment of Impact

- 4.5 The building has been designed having regards to its relationship with the imposing 14<sup>th</sup> century former Manor House – 'The Old Hall' and its wider context of Croscombe Conservation Area.
- 4.6 The building sits between Rowan Cottage to the north and Uphill Cottage to the south. It adjoins a similar vehicular access and parking area that serves the current holiday letting use of 'The Old Hall'.
- 4.7 The proposed building is freestanding to safeguard the stone walls that are associated with the Listing of 'The Old Hall' but built upon the retaining wall within the garden of Rowan Cottage (not Listed).

- 4.8 The building form seeks to adopt a traditional appearance being long and narrow with a steep 50° roof pitch to reflect its humble architectural status.
- 4.9 In terms of materiality, they are simple and derived from the local rural vernacular – timber feather edge weatherboard using rough cut, 200 mm wide planks, timber plank coach doors under a reclaimed double Roman tiled roof. The timber weatherboard and coach doors will be stained black as would have traditionally been the case. This external finish is in keeping with this rural village and will make it reasonably self-effacing in the streetscene. The dark cladding will contrast well with the terracotta double Roman roof tiles.
- 4.10 The simple, traditional form of the building is important to maintain the attractive character of the streetscene in Church Street and not vie with the imposing backcloth of the highly valued 'The Old Hall'.
- 4.11 It is recognised that any building on this site will have a dominating impact on the view of 'The Old Hall' from Church Street, but this is a view of the least architecturally significant and unfenestrated gable end of the property. Consequently, the effect of the development on the setting of the high-value heritage assets from Church Road is judged to be 'less than significant'.
- 4.12 The existing use of the site comprises a covered storage area for motorbikes and garden equipment, etc. and outdoor car parking area. This low level of clutter would be replaced with a well-designed, traditional building. The net effect on the setting of the Listed Building and character and appearance of the Conservation Area will be at the lower scale of 'less than harmful'.
- 4.13 If it is agreed that the impacts of the proposal are 'less than substantial', public benefits need to be demonstrated. In this case, the public benefit accrues from the visual enhancement of the site by replacing the lawful outdoor domestic storage use of the site with a well-designed building in keeping with its surroundings.
- 4.14 Photographic images of the site and its surroundings are shown below.

## **5.0 The Case for Granting Planning Permission**

- 5.1 There are no policy objections to constructing an outbuilding in this central village location. The development is sufficiently distant from neighbours not to cause any impacts on outlook/shadowing, etc.
- 5.2 There can be no highway objection because the land is currently available and/or used for parking vehicles using an established vehicular access.
- 5.3 The heritage impacts have been examined above and, on balance, found acceptable.
- 5.4 In the absence of demonstrable harm being identified, it is requested the application is approved and planning permission granted.