

SUPPLEMENTARY PLANNING DOCUMENT

Relating to:

**Proposed Change of Use of Existing Storage Building to Form Annex.
Alterations to Existing Defective Kitchen Roof.**

At:

**Oriel Cottage
51 Douling
Shepton Mallett
Somerset
BA4 4QE**



February 2023

Introduction

The information within this document is provided to supplement the accompanying planning application.

The information has been prepared in accordance with the Local Authorities relevant validation checklists, for what is referred to in the Local Authority Guidance as a Listed Building Application. This report is written alongside the requirements set out in the LPA Local Plan and where applicable the NPPF.

Application Form:

Relevant Application form, completed, signed, and dated accompanies this planning submission.

Planning Application Fee:

The appropriate planning application fee accompanies this planning submission.

CIL Additional Information Forms:

Required where the proposed development will involve the creation of 100m² or more floor space (including converted floor space). The proposal seeks the creation of 34.6 square metres of floor space and therefore CIL is not applicable in this case.

Location Plan (existing):

A site location plan accompanies this application and shows the proposal in its surrounding context. It is :

- i. As up-to-date as possible
- ii. Is at an identified measurable scale of 1:1250, 1:2500 and includes a scale bar
- iii. Is clearly marked with the direction of North
- iv. Shows the full site, all site boundaries, adjoining properties and identifies sufficient roads and buildings to enable identification of the land to which the application relates
- v. Shows the application site boundaries and all land necessary to carry out the proposed development outlined in red
- vi. Shows any other land within the applicant's ownership or control that is close to or adjacent to the site outlined in blue
- vii. Has a unique drawing number.
- viii. Is drawn on paper size no larger than A3
- ix. Indicates original paper size on drawings for printing
- x. Is uploaded in colour

Block / Site Plan (existing and proposed):

A block / site plan accompanies the application and shows the development in more detail. It is:

- i. As up-to-date as possible. 2022.
- ii. Is at an identified measurable scale of 1:500, and includes a scale bar
- iii. Is clearly marked with the direction of North
- iv. Clearly shows the proposed development

- v. Includes all site boundaries, existing buildings, roads, tracks, footpaths, public rights of way, walls, banks and historic features, ponds, watercourses and proposed boundary treatments/walls/fencing
- vi. Shows any buildings to be demolished, surfacing, drainage, positioning of gates, existing and proposed parking provision and the provision of on-site turning facilities where applicable
- vii. Shows the position of all trees and all hedges and those that could influence or be affected by the development; with proposals for removal and/or retention clearly indicated
- viii. Has a unique drawing number
- ix. Is drawn on a paper size no larger than A3
- x. Indicates the original paper size on drawings for printing
- xi. Is uploaded in colour

Elevation Drawings (existing and proposed):

An elevation is a view of a building seen from one side, a flat representation of one façade. Elevation plans of the house accompany this application and:

- i. Are at an identified measurable scale of 1:100 and include a scale bar.
- ii. Show all elevations in full.
- iii. Shows proposed building materials, style and finish of the building and windows and doors
- iv. Shows any other buildings that are attached to the elevation and where possible the main features of that adjoining building
- v. Shows existing elevations clearly identified as North, South, East, and West with all existing door and window detailing.
- vi. Shows proposed changes on each elevation.
- vii. Have a unique drawing number which will be used in the subsequent decision notice.
- viii. Indicates original paper size on drawings for printing.
- ix. Is uploaded in colour where needed.
- x. Includes the particulars specified or referred to in the application form.

Floor Plans (existing and proposed)

A floor plan is a view from above showing the layout of rooms, key dimensions and levels, and may also use symbols to show materials and locations of fittings and appliances and must. Full floor plans accompany this application and:

- i. Is at an identified measurable scale of 1:50 or 1:100 and includes a scale bar
- ii. Explains the proposal and usage in detail
- iii. Shows the entire floor area for any existing building as well as the proposed development
- iv. Shows new buildings in context with adjacent buildings
- v. Shows any buildings or walls to be demolished
- vi. Shows roof plan, if not shown on the site plan and is relevant to the proposal
- vii. Has a unique drawing number which will be used in the subsequent decision notice,
- viii. Ideally be drawn/created on paper size no larger than A3 (this helps our notification processes and is easier to read online)

- ix. Indicates original paper size on drawings for printing
- x. Is uploaded/printed in colour where needed.

Roof Plans (existing and proposed)

A roof plan is used to show the shape of the roof. Show the position of all ridges, valleys, dormer windows, roof lights and other features, such as chimneys or raised parapets. Details such as the roofing material and their location are typically specified on the roof plan. Roof plans accompany this proposal and:

- i. Are at an identified measurable scale of 1:50 or 1:100 and include a scale bar
- ii. Have a unique drawing number which will be used in the subsequent decision notice,
- iii. Ideally be drawn/created on paper size no larger than A3
- iv. Indicates original paper size on drawings for printing
- v. Are uploaded/printed in colour where needed

Section Plans / Levels (existing and proposed)

A section plan shows a view of a structure as though it had been sliced in half vertically, this can be useful as it gives a view through the spaces and surrounding structures that can reveal the relationships between the different levels and parts of the buildings that might not be apparent on other plans. Required for detached buildings, showing finished floor levels above a fixed datum point e.g. a manhole cover and extensions within flood zones 2 and 3. Required for excavation works incl. garden terracing or where retaining walls are needed.

The finished floor level of the proposed extension is a continuation of the existing finished floor level within the property. A section plan is not therefore considered applicable in this case.

Biodiversity Checklist/Ecology Report

Required if works are proposed which may affect protected species or habitats. A Biodiversity Checklist has been completed and accompanies this application. An Ecology report is necessary in this case due to the proposed conversion of the outbuilding. A Preliminary Roost Assessment was therefore undertaken by a qualified Ecologist and the PRA and its finding/recommendations accompany this application.

Flood Risk Assessment

Required for development in Flood Zone 2 and 3 or works within 8m of a main river. Applicants should refer to the National Flood Risk Standing Advice and Local Flood Risk Standing Advice. The site is located in Flood Zone One and therefore an FRA is not deemed necessary in this circumstance.

Heritage Statement:

Required for works within a Conservation Area, works adjacent or to a Listed Building, Scheduled Ancient Monument or having archaeological implications. The building in question is Grade II listed and therefore the outbuilding is listed by association. The existing single storey rear kitchen extension is clearly a later addition and does nothing to enhance the original main listed building. Furthermore the roof arrangement is currently defective and is causing deterioration of the existing kitchen roof, but also damage to the adjoining older structure. The proposal will see the replacement and

enhancement of this element of the building. In addition, a new link structure will be formed between the existing outbuilding and the existing kitchen extension, bringing the two elements of the property together. The kitchen extension is defective and with no real serviceable use at present, the outbuilding is beginning to show signs of deterioration.

Heritage assets such as this property obviously need to evolve and the current owners intention to convert the existing outbuilding and form a link to incorporate it into the main dwelling will safeguard the future of the subject elements and therefore the wider listed building.

The official building Listing:

DOULTING

1594/12/118 CHURCH LANE 25-FEB-88 (North side) 47, 48, 49, 50 (Arch Cottage), 51 (Ori el Cottage), 53 and 54, (Formerly listed as: CHURCH LANE 51 ORIEL COTTAGE) (Formerly listed as: CHURCH LANE 47, 48, 49, 50) (Formerly listed as: CHURCH LANE 53 AND 54)

GV II Row of seven former estate cottages. 1881 by G J Skipper for Sir Richard Paget of Cranmore Hall. They are of two storeys, built in a Tudor style. Of Doultling stone with freestone dressings, nos. 49-51 are of finer ashlar. Slate roofs with large axial stacks that have grouped polygonal shafts and moulded caps. It would appear that the row was built in several phases: Nos. 47-48 and 53-54 pre-date the central section (Nos. 49-51) which was erected in 1881. The outer cottages were probably re-fronted in a similar style at this time.

EXTERIOR:

The fenestration consists of two-, three-, and four-light stone mullioned windows set below hood-moulds with label-stops. From west to east, the row can be described thus: Nos. 47-48 are each of three bays with a three-light mullioned window to either side of a central doorway, and each with four two-light windows to first floors. The central section (Nos. 49-51), of four bays, has an asymmetrical roadside elevation that projects forwards slightly. The third bay has angle buttresses and a front-facing gable; it has an oriel window with crenallated capping at first floor, and a throughway with four-centred arch opening below. The two end bays of the central section have gabled half-dormers with transom windows. A stone plaque in the left hand gable is carved with '1881'. The two cottages to the far right (Nos. 53-54) are each of two bays and differ from the other cottages in having four-centred arch-headed lights to each window, set below flat hood-moulds. In total there are five doorways, with plank doors, in the principal elevation; those for Nos. 50 and 51 are set within the throughway. The rear elevation is plainer in its architectural treatment. The windows consist mainly of two-light mullions with fairly simple surrounds, but some windows have been replaced or new ones inserted. C20 extensions have been built to the rear of Nos. 48, 51 and 53.

INTERIOR:

There is thought generally to be a good survival of original features such as late C19 joinery and some good stone fireplaces. The plan form of the ground floor of each cottage is largely unaltered, although C20 rear extensions have been added to some of the cottages.

SUBSIDIARY FEATURES:

To the rear of No. 49 is a single storey detached outbuilding. It is a plain, stone-built structure that is of lesser interest.

HISTORY:

Nos. 47-54 Doultling forms part of a larger group of estate cottages built in Doultling in the late C19 for Sir Richard Paget. The architect was George John Skipper (1856-1948) of Norwich, and his illustration of the cottages was published in the periodical The Builder in 1889.

SOURCES:

The Builder (24th August 1889)

REASON FOR DESIGNATION DECISION:

*Nos. 47, 48, 49, 50 (Arch Cottage), 51 (Oriol Cottage), 53 and 54, is of special interest for the following principal reasons: * Its overall high level of architectural quality, particularly visible in its key external features. * The terrace possesses good group value as it forms part of a wider group of estate cottages of similar date, style and quality. * It contributes to the planned ensemble of which it forms a part.*

The Listing makes specific reference to the original house. It touches upon the latter addition rear extension, as exactly that, and makes no reference to this element being of any historical significance. Equally, although an outbuilding at No.49 is mentioned, the outbuilding at the application site is not referred to at all, thus it is assumed this building held little interest at the point of listing. Of course both the later kitchen extension and the barn are in place, and albeit it is felt the existing kitchen holds little historical significance and could be much improved, it does exist and therefore does make up the overall building. There are no proposals at all to alter the main original building. The proposal only seeks to make alterations to the ancillary building and the later addition rear extension.

It is not felt that this proposal will have any detrimental impact upon the designated asset. To the contrary, the proposal will provide a sustainable use to a redundant part of the asset. The proposal has been designed sympathetically to enhance the current building. The conversion of the outbuilding has been designed so as to retain existing features and effectively “fit out” the existing structure, utilising existing openings and infilling these with timber window and door components.

The link will be formed in a structure which will take on the appearance of the existing outbuilding, and to provide a contrast to the historical elements, the replacement kitchen section will be formed in a more contemporary style with a flat roof structure. This is done not only to contrast from the other elements but to provide a more practical solution to what is currently a difficult a very vulnerable construction junction.

It is felt that with the investment the applicants are proposing to make through implementing this proposal, it shows a high level of intent in terms of preserving, protecting and safe-guarding the future of the subject areas of the building. As there are no proposals to make any alterations whatsoever to the main historic building, it is not felt that a full Heritage Statement should be needed in this case. This appraisal is felt to be appropriate and proportionate to the scale of the proposed alterations.

Archaeological Assessment:

Required for developments in areas of high archaeological potential. The area is not deemed to hold any Archaeological potential and therefore such an assessment is not deemed necessary in this case.

Design and Access Statement:

A design and access statement must be submitted for all Major Developments and the erection of building(s) in a Conservation Area. This proposal is not for a major development but is located within

a conservation area. The proposal is however a householder application and therefore the following Design and access Statement is proportional to the scale of the development.

The proposal seeks the conversion of an existing stone built outbuilding to form ancillary accommodation to the main dwelling. The proposal also seeks the rebuild of a defective latter (c20) addition rear extension to the main house and the creation of a link between the outbuilding and the rebuilt kitchen, utilising traditional materials to match and compliment the main house and outbuilding.

The outbuilding will not change in terms of scale, size or general appearance, with the exception of the introduction of new windows and doors, within the existing openings. Full details of the proposal can be seen in the accompanying documentation. As discussed in the Historic appraisal above, there are no changes proposed to the main listed building whatsoever, with the proposal only seeking alterations to the subsidiary buildings. In terms of materials these are detailed in the accompanying application form, but in essence will match, compliment and respect the materials already found on site.

Tree Survey and Protection Measures:

Required for proposals where there are trees within or adjoining the site. A Tree Survey, Arboricultural Method Statement and Tree Protection Plan should be prepared by a suitably qualified and experienced arboricultural consultant. There are no trees located on this site that will become affected by this proposal.

Photographs



West Elevation of Outbuilding



View South back towards existing house.



North corner of outbuilding to left, existing kitchen extension to right



Front (West) Elevation of outbuilding



Close up looking North of existing kitchen Extension.



West elevation of existing kitchen extension.

Planning Statement:

The existing outbuilding which is listed by association to the main dwelling is currently used a storage building to the main dwelling. This is a much under utilised building. The proposal will see the building converted into ancillary accommodation to the main dwelling. This will give the building a viable use and thus safeguard the future of the building. In conjunction with this, a link will be formed between the main house and the aforementioned building. The proposal also includes for essential works to the defective single storey existing kitchen.

The proposal has been designed to be in keeping and compliment the main listed building. The proposal will not effect existing parking arrangements, nor will it impact negatively upon either the listed building or indeed its setting.

We believe the proposal accords with both Local and National Planning Policies.