

BRIMBLE LEA

Chartered Planning Consultancy and Architecture
Unit 3 Kingsmead Business Park, Shaftesbury Road, Gillingham, Dorset SP8 5FB
01747 82 32 32 blp@brimblelea.com www.brimblelea.com

Somerset Council (East)
Planning (Development Management)
Council Offices
Cannards Grave Road
Shepton Mallet
Somerset
BA4 5BT

Our Ref: 23161
Your Ref: 2019/1154/FUL

29th January 2024

Submitted Via Planning Portal Only

Dear Sir or Madam,

RE: Little Oakhill, Brewery Lane, Oakhill, Shepton Mallet, BA3 5AT

Please find enclosed an application for full planning permission and listed building consent for the erection of a dwelling to replace the extant dwelling permitted under planning permission **2019/1154/FUL** at '**Little Oakhill, Brewery Lane, Oakhill, Shepton Mallet, BA3 5AT**'.

The application is submitted on behalf of our clients, **Mr & Mrs N. Hendey**.

The following documents are enclosed to support this application:

Full Planning & Listed Building Consent Application Form
Covering Letter (23161)
Planning Statement (23161)
1951 Heritage Statement and D&A
1951-PL-01 Ground Floor Plan
1951-PL-02 Site and Roof Plan
1951-PL-03 Elevations
1951 -L-01 Location Plan
1951-S-01 Survey - Survey - Site and Roof Plan
1951-S-02 Survey - Ground Floor Plan
1951-S-03 Survey – Elevations
1951 - Resource Efficiency Form Somerset
Bat & Bird Scoping Report - Little Oakhill, Oakhill, Jan 2024
Site Photographs (23161)
EA Flood Map (23161)

Decision Notice for Permission 2019-1154-FUL
Case Officer Report for Permission 2019-1154-FUL
Evidence of Implementation of 2019-1154-FUL

The requisite application fee (£578.00 + £64 Planning Portal Fee) has been paid through The Planning Portal by the client.

This application proposes to demolish an existing modern barn (see '*Site Photographs*' provided) and replace it with a new-build dwelling of exceptional design quality, utilising a fallback position that has opened up through the successful implementation of planning permission **2019/1154/FUL** (see relevant decision notice and case officer report attached), which permits the conversion of the barn to a residential dwelling, without any restriction(s) on its future occupation.

Planning permission **2019/1154/FUL** (approved 08/11/2019) was implemented in 2021, through the conversion of the '*Dairy*' to a holiday let, which is attached/ part of the main house. Relevant evidence has been provided that demonstrates that my client has a realistic fallback position, which justifies the replacement of the barn with a new-build dwelling.

The main house at Little Oakhill is Grade II Listed and the existing barn (to be demolished) does not currently preserve or enhance its existing historic setting.

The new dwelling proposed has been designed by **Josephine de Boynes** of **CJ Architects**, to create visual enhancements to the setting of designated heritage assets, and to provide a new-build dwelling of exceptional design quality.

The Statements and accompanying plans provided demonstrate that no adverse impacts will be created by the development that will significantly and demonstrably outweigh the combined weight of the social, economic and environmental benefits of the development proposed.

The principle of the development is acceptable given the realistic fallback position of being able to build out the extant planning permission, under consent 2019/1154/FUL.

The current proposal will provide enhancements to the setting of designated heritage assets, in addition to securing relevant sustainability enhancements.

The LPA is respectfully requested to grant planning permission in accordance with the presumption in favour of sustainable development, as set out under Paragraph 11(d) of the NPPF.

Should you have any further queries about these applications, please do not hesitate to contact me. Otherwise, I look forward to receiving feedback after the consultation period has ended, and before a recommendation/ decision is made.

Many thanks.

Yours sincerely,



James U'Dell BSc (Hons) MSc RTPI

Planning Consultant, Brimble Lea