

## REPORT SUMMARY

<b>REFERENCE NO - 14/503905/FUL</b>			
<b>APPLICATION PROPOSAL</b> Two storey extension, addition of first floor window to north elevation and extension to approved parking/turning area			
<b>ADDRESS</b> Gudgeon Oast, West Street, Hunton, Kent ME15 0SA			
<b>RECOMMENDATION</b> Grant Planning Permission			
<b>SUMMARY OF REASONS FOR RECOMMENDATION</b> The proposal is considered to comply with the Development Plan and there are no overriding material considerations to indicate a contrary decision			
<b>REASON FOR REFERRAL TO COMMITTEE</b>  Councillor Collins is the applicant			
<b>WARD</b>	<b>PARISH COUNCIL</b> Hunton	<b>APPLICANT</b> Mr & Mrs Collins <b>AGENT</b>	
<b>DECISION DUE DATE</b> 6/11/14	<b>PUBLICITY EXPIRY DATE</b> 06/11/14	<b>OFFICER SITE VISIT DATE</b> 16/10/14	
<b>RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):</b>			
<b>App No</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
07/0429	Conversion of oast to live/work unit	Refused	19/10/07
08/0026	Conversion of oast to B1 office unit	Refused – appeal allowed	16/12/08
10/1021	Conversion of oast to a 2 bedroom dwelling	Approved	18/01/11
12/0552	Conversion of outbuildings to garden room and annex to Gudgeon Oast and alterations to oast conversion scheme	Approved	31/08/12

## MAIN REPORT

### 1.0 DESCRIPTION OF SITE

- 1.1 This application relates to a converted oasthouse, which is located in the open countryside in the parish of Hunton. It also falls partly within flood zone 2 and 3.
- 1.2 The oasthouse has a single circular kiln, with a stowage section and is constructed of brick and white weather boarding under a clay tiled roof. It is aligned alongside the road, with a gravel drive to the east and it has two existing outbuildings.

**1.3** The site is one of a small cluster of buildings upon the south side of West Street.

## **2.0 PROPOSAL**

**2.1** Planning permission is sought for the erection of a two storey extension, taking the form of a second kiln and stowage section. It is submitted that these are the re-instatement of missing parts and photographic evidence has been submitted to support this contention.

**2.2** The proposal also involves the addition of a first floor window to the north elevation to serve a bedroom (to replace an existing window which would be lost due to the construction of the extension) and the extension of the approved parking area to create a third parking space.

## **3.0 PLANNING CONSTRAINTS**

Open countryside  
Flood Zone 2/3 in part of the site

## **4.0 POLICY AND OTHER CONSIDERATIONS**

The National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)  
Development Plan: ENV28, H33  
Supplementary Planning Documents: 'Residential Extensions'; 'Converting Rural Buildings'.

## **5.0 LOCAL REPRESENTATIONS**

One representation has been received from a neighbouring property objecting on the grounds of the second kiln having been previously refused; the impact on the host building; scale; impact on visual amenity; loss of openness and rural appearance of countryside; loss of biodiversity; loss of trees; highway safety and loss of view.

## **6.0 CONSULTATIONS**

**6.1 Hunton Parish Council:** No objections recognising that the proposed work is to re-instate the original building.

**6.2 MBC Conservation Officer:** No objections

## **7.0 BACKGROUND PAPERS AND PLANS**

The plans submitted with the application were:

DHA/10401/01 – site location plan

DHA/10401/05 – existing site layout

DHA/10401/02 – proposed site layout

DHA/10401/06 – existing plans and elevations

DHA/10401/03 – proposed floor plans

DHA/10401/04 – proposed elevations

## **8.0 APPRAISAL**

### **Principle of Development**

8.1.1 Policy ENV28 of the local plan relates to development in the countryside. It seeks to prevent development which would harm the character or appearance of the area, and restricts development to a specific set of types. Whilst the development does not fall within most of these, one of the categories is other exceptions that are indicated by other policies of the plan.

8.1.2 Policy H33 allows the principle of extensions to residential properties, so the principle of this development is accepted by the local plan. The existing building comprises a surviving kiln and a re-built stowage section. The re-building of the stowage section was granted permission under appeal MA/08/0026 initially, and MA/10/ 1021 subsequently, therefore the principle of re-instating missing parts to this building has already been accepted. The key issues of this proposal are therefore the impact upon the host dwelling, the character and appearance of the countryside and residential amenity for neighbouring occupiers.

### **Visual Impact**

8.2.1 The proposal seeks to erect a second kiln and a stowage section, in the form of the existing building. Archaeological and photographic evidence has been submitted with the application which indicates that the oast had this form until the mid 20 century.

8.2.2 The SPD 'Residential Extensions' generally resists extensions to traditional rural buildings such as converted oasts and barns, however the purpose of

this is to preserve their simple, functional form and rural character. This application is unusual in that it seeks to reinstate missing parts, so in other words to re-instate what appears to have been the original form of the building. The Conservation Officer states that in his view, the re-instatement of the missing parts is acceptable and that "the design shown on the submitted drawings is appropriate and follows as far as can be ascertained the original design of the building". Whilst the building may have become recognised in the landscape as a single oast this was not its original form, so its resulting scale would not be out of keeping for the type of building, or its former function.

8.2.3 As stated, the design is considered to be in keeping with the existing building and to preserve its form. It is not out of keeping with what one might expect to see in the rural Kentish countryside. Whilst it would effectively double the scale of the building, the extension is required to be of this scale in order to re-instate the original form and a smaller extension is likely to relate poorly to the existing building and appear visually incongruous. Moreover, the existing building is relatively small, so the resulting building is not considered to be of an excessive scale.

8.2.3 The site lies in a relatively isolated rural location in a generally flat, open landscape. The development would be clearly visible in public views, both from West Street, fronting the site, and from a public footpath to the South (these are long range views, as the path is in the region of 200m from the site). Whilst it would undoubtedly have some impact upon the openness of the countryside, this is not considered to be so severe as to warrant a refusal. The building would remain relatively compact, with the extension being sited alongside the existing building and it would still be seen as part of the existing group of buildings around Gudgeon Farmhouse. Indeed the farmhouse itself and other buildings in the group are set much further back from the road than the extension would be. The kiln roof would be tall, which would render it very visible, including in long distance views, but again to see such kiln roofs against the skyline of Kent is quite traditional and indeed part of its historic character. It is not out of keeping with what one might expect to see and is not considered

visually harmful.

8.2.4 It is therefore concluded that the proposal design would be sympathetic to the existing building, that the form of the building would be preserved and that the development would not appear visually incongruous in the countryside nor would it significantly erode its openness. The proposal is therefore considered to comply with Policy ENV28 of the Local Plan in terms of its visual impact.

8.2.5 The increase in the parking area would be of a modest scale and unobtrusively sited behind the buildings, where it would not significantly harm the character or appearance of the countryside.

### 8.3 **Residential Amenity**

8.3.1 The proposal would be located too far from any neighbouring property to result in any significant loss of light or outlook.

8.3.2 In terms of privacy, there would be at least 15m between the resulting building and Gudgeon Farmhouse, plus the buildings would be at an angle to each other, which would prevent significant overlooking. (The extension would be positioned opposite the frontage to Gudgeon Farmhouse). Views to the rear of Gudgeon Farmhouse would be over some distance and with the existing outbuilding intervening.

8.3.3 The parking area would not be in a position to cause significant noise and disturbance issues.

### 8.4 **Highways**

8.4.1 In terms of highways, this is simply an extension to an existing residential property, utilising an existing access. The number of residential units is not changing so there is no reason to suppose that traffic movements would significantly increase. Whilst the number of bedrooms would increase from two to four, this would simply make the dwelling more suitable for a family, and additional bedrooms may therefore be required for children or others who do not drive. The use of the access for residential purposes has already been accepted by the permission to

convert the oast to residential use.

## **8.5 Landscaping & Ecology**

8.5.1 The development would not result in the loss of any important trees. There is an orchard adjoining the site, but this is unlikely to be significantly affected, given the position of the development. Moreover, no trees close to the development area are considered of such high value to visual amenity as to justify a refusal.

8.5.2 In terms of ecology, I am not aware of the use of the site by any protected species and the site is not considered to be of a nature that would be of significant value to wildlife, especially since the development would take place close to the existing dwelling.

## **8.6 Other Matters**

8.6.1 The letter of objection received states that the re-instatement of the kiln was refused under application MA/07/0429. Whilst that application did indeed include a second kiln and stowage section, for clarity purposes, it is pointed out that one of the reasons for refusal actually related specifically to the design of the stowage section which was inappropriate and significantly different to this application. Also, it does not appear that evidence of the former existence of a second kiln was provided. This application is therefore clearly different to that which was refused.

8.6.2 I have fully considered all of the issues raised in the representation, however, for the reasons stated above, the proposal is considered to comply with the Development Plan and therefore considered to be acceptable.

8.6.3 The site lies partly within a flood plain, however, this is only a small area alongside the road (which lies in the flood plain) and no ground floor sleeping accommodation is proposed. There are not, therefore, considered to be any significant flooding issues.

8.6.4 Loss of a view is not a material planning consideration.

## **9.0 CONCLUSION**

9.1.0 The development would preserve the character and appearance of the countryside and would preserve the form of the converted oasthouse. It would preserve residential amenity and is considered to comply with the Development Plan. Approval is therefore recommended.

**10.0 RECOMMENDATION** – GRANT Planning Permission Subject to the following conditions:

### CONDITIONS

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission;

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- (2) The development shall not commence until, written details and samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be constructed using the approved materials;

To ensure a satisfactory appearance to the development.

- (3) The development shall not commence until full details of new joinery, in the form of large scale drawings, have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reason: To preserve the character and appearance of the converted oasthouse.