

Application Number

P/2013/0275

Site AddressCary Cottage
Cockington Lane
Torquay
Devon
TQ2 6XA**Case Officer**

Mr Alexis Moran

Ward

Cockington With Chelston

Description

Conversion of existing barn into habitable accommodation

Executive Summary/Key Outcomes

The application seeks permission for the conversion of a barn, adjacent to Cary Cottage and attached to Lanscombe Lodge Cottage, to residential accommodation. This is the Listed Building Consent application for the works to convert the building to the proposed use.

The key issue is whether the principle of the development and the external alterations have a significant impact on the character and setting of the Listed Building. The principle of the conversion of the barn is acceptable, as it would not detrimentally affect the character of the area and would ensure the upkeep of the building, which is a heritage asset. The external alterations are sympathetic to the original property and are deemed to be appropriate developments.

Three letters of objection have been received, the issues covered in these involved the impact the development would have on the Listed Building, flood risk and covenants. Matter of flood risk and covenants are dealt with in the sister planning application report P/2013/0105.

The Local Authority's Senior Heritage and Design Officer has confirmed that the proposed works are acceptable and comply with policy BE6 of the saved adopted Torbay Local Plan 1995-2011.

The application is considered to be acceptable and is recommended for approval.

Recommendation

Approval

Statutory Determination Period

8 weeks - this application has exceeded the statutory determination period as a planning contribution was required and as it was requested to be put to the

development management committee.

Site Details

The site relates to a Grade II Listed barn adjacent to Cary Cottage, Cockington Lane, Torquay. The barn is within the Cockington Conservation Area.

Detailed Proposals

The application seeks permission for the conversion of the existing barn into habitable accommodation with the addition of conservation style roof lights, which will be flush to the existing roof plain.

Summary Of Consultation Responses

Senior Heritage and Design Officer - No objection to the principle of conversion of the barn or the proposed works.

Summary Of Representations

3 letters of objection have been received for this application, these relate to:

- Impact on Listed Building and Conservation Area
- Out of keeping with the area
- Restrictive covenants
- Flood Risk
- Overdevelopment

The matters relating to flood risk and covenants are dealt with in the sister planning application report P/2013/0105. This report covers the proposed works to the Listed Building only.

The representations have been sent electronically for Members consideration.

Relevant Planning History

ZP/2012/0131 Conversion of existing barn into habitable accommodation. Formation of detached double garage. Officer support was given to the principle of the conversion, however the addition of a detached garage was advised against.

P/2002/1157 Alterations and installation of replacement windows, enlargement Of 2 Door Openings To Form Timber Garage Doors At Rear And Replacement Opening Infill To Front Elevation (As Revised By Plan Received 3 December 2002). Approved by committee 20.10.2002.

Key Issues/Material Considerations

The key issue to consider in relation to this application is the impact it would have on the Listed Building and the character and appearance of the Conservation

Area.

i) The principle of the conversion of the barn is considered to be acceptable, ensuring the retention and upkeep of the building as a heritage asset.

This building dates from between 1830 and 1870 and sits within the Cockington Conservation Area. It is designated in the Churston Conservation Area Appraisal as a key building of architectural importance which makes a significant contribution to the townscape. It is identified as having an unspoilt frontage. It is also designated as a grade II listed building. NPPF Paragraphs 131 and 132 are relevant as are Local Plan policies BE5 and BE6.

In accordance with guidance in the NPPF (para 131), the proposed use is considered to provide the necessary viability to retain the building in the longer term. In terms of the works themselves, they are considered on balance to retain the character of the building and its setting.

In terms of the interior changes, planning application P/1995/1469 shows that the staircase is a modern addition. In terms of fenestration, the majority utilise existing openings. In this case the road elevation is very important to the wider setting of the conservation area. Accordingly the number of roof lights on this elevation is only three, which would not be sufficient to provide natural light to the rooms, therefore two new openings on the courtyard side and a further three roof lights on that side of the building are considered a reasonable compromise to retain as far as possible the more prominent roadside façade. Therefore the works as a whole will provide a suitable balance between the desire to retain the building's character and setting, whilst providing the building with a viable long term future.

Conclusions

The proposed development is considered to be appropriate for Listed Building consent, having regard to all national and local planning policies and all other relevant material considerations.

Relevant Policies

BES Built environment strategy
BE1 Design of new development
BE5 Policy in conservation areas
BE6 Development affecting listed buildings