

COLYTON
(Coly Valley)

05/2485/LBC
(LBC)

09 Nov 2005

Applicant: Mr & Mrs M Inglis

Location: Manor Cottage
Old Manor Gardens
Colyford
(NGR: 250926)

Proposal: Rebuild outbuilding to form garage/workshop, extension to form bathroom, alterations to form window openings and new doorways, erect glazed porch and install TV receiver dish.

Parish Council

Firstly, the rebuild of the outbuilding to form garage/workshop - this is acceptable

Secondly, the extension to form bathroom, alterations to form window openings and new doorways. The PC maintain the dormer needs to remain, see picture enclosed and the use of the glass is excessive more stonework is needed to make the extension be in keeping with the character of the surrounding area.

Thirdly, to erect glazed porch and install TV receiver dish is acceptable although it is felt not in keeping and unnecessary.

Re: letter 19/10/05

Maintain objections. Proposal is not in keeping with the character of the building and the dormer must be retained and the use of glass is excessive. It is felt the dormer, which is of a long standing feature of this listed building, is needed to preserve the integrity of the structure.

Ward Member

Cllr. Waterworth - Refuse.

1) The original dormer window on the south elevation should be retained, as an important feature.

2) It is necessary to confirm that the ridge height of the garage does not exceed that of the single storey part of the dwelling, as original.

3) In order to retain the barn effect of the south elevation of the single storey part of the dwelling it would be preferable to reduce the amount of glazing by more timber cladding/stone walling.

Further comments.

Re: letter 19/10/05.

Maintain objections. Proposal is not in keeping with the character of the building and the dormer must be retained and the use of glass is excessive. It is felt the dormer, which is of a long standing feature of this listed building, is needed to preserve the integrity of the structure.

Location

Old Manor Cottage is the western wing of The Old Manor, a Grade II listed building, situated within the centre of the Colyford Conservation Area. Access is via Old Manor Gardens which also serves an estate of recently built houses.

Planning Background

A recently submitted application for Listed Building Consent was withdrawn in August 2005 in order to address a number of concerns. These essentially related to the size of the proposed replacement garage/storage building and details of the proposed porch.

The Proposed Development

This proposal relates to a number of elements, in particular the rebuilding of an outbuilding which is on the verge of collapse, and alterations and an extension to the main residential accommodation.

A third element relates to a front entrance porch and a satellite dish.

Planning Policy

Devon Structure Plan 2001 – 20016

- C07 (Historic Settlements and Buildings)

East Devon Local Plan Revised Deposit, September 2003

- EN13 (Extensions, Alterations or Change of Use of Buildings of Special Architectural and Historic Interest)

Comment

From the listed building point of view it is apparent that the latest proposals relating to the rebuilding of the outbuilding are generally acceptable insofar as its height and general proportions are, as far as can be established, similar to the former building which has been partially demolished for safety reasons.

The concerns of the Ward Member and Parish Council relate to proposed works to the residential element of the building, in particular the south elevation. With regard to the dormer it is stated that this is not an original feature of the building, probably added in the 1960's, and there is no architectural or historic reason to retain it.

Similarly the increased amount of glass to be provided in the same elevation is acceptable as this single storey wing is a converted barn element which originally would have been open fronted and therefore contains little of significant architectural or historic interest.

These works, together with the small extension to create a bathroom, will not be over dominant and will protect the character and setting of The Old Manor itself, which is the key listed building, and in separate ownership.

With regard to the porch it is considered that the proposed door is acceptable insofar as it permits the original historic fabric of the building to remain visible.

Conclusion/Summary

The proposed works will protect the character and appearance of the adjoining listed building and enhance the appearance of Manor Cottage itself. The proposed rebuilt garage/store is, as far as can be ascertained, of the same proportions as the former barn.

The proposed entrance porch will be an attractive addition to the building, not intrusive nor will it affect the adjoining property.

The satellite dish will be unobtrusively located on the south east corner of the single storey wing of the cottage.

Recommendation

APPROVE subject to the following conditions:-

1. No works shall commence until details of all external joinery, including finishes and cross sections, have been submitted to and approved in writing by the Local Planning Authority.
Reason – To preserve the character and appearance of the listed building.
2. Samples of the proposed roofing materials including slates, tiles or ridge tiles shall be submitted to and approved in writing by the Local Planning Authority, and no other material shall be used without consent. The method of fixing of slates/tiles shall be agreed and approved in writing by the Local Planning Authority prior to commencement of works. The method of fixing slates in particular needs to be controlled.
Reason – To safeguard the architectural and historic character of the building.
3. No works shall commence until details of the proposed rooflights have been submitted to and approved in writing by the Local Planning authority.
Reason – To preserve the character and appearance of the listed building.
4. All stonework/brickwork repointing and rendering shall be carried out using a lime based mix, the specification of which shall be approved and agreed in writing by the Local Planning Authority. The colour, texture, type of joint and finish shall in pointing match original work, and a small trial area shall be prepared in a non-prominent location for inspection and approval by the Local Planning Authority prior to commencement of the works. The exact specification for mortar and render mixes is often an important matter. Closely matching work is too ambiguous; this should be removed.
Reason – To safeguard the architectural and historic character of the building.
5. There shall be no bell and render stops or metal beading to the proposed rendered areas.
Reason – To safeguard the architectural and historic character of the building.

List of Background Papers

The file containing all letters, consultations, and documents referred to in the report.