

COLYTON  
(Coly Valley)

05/2487/FUL  
(Full)

09.11.05

Applicant:

Mr & Mrs M Inglis

Location:

Manor Cottage, Old Manor Gardens, Colyford  
(Grid Ref: 325045/92626)

Proposal:

Rebuild outbuilding to form garage/workshop, extension to form bathroom and erect glazed porch.

### **Consultations**

County Highway Authority

No comment

Environment Agency

No objections

South West Water

No comments

### **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 Parish Council 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.

The Parish Council wish to maintain their objections which have been previously stated. The 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 significant feature of this listed building, is needed to preserve the integrity of the structure.

### **Ward Members**

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.

### **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A recently submitted application for Listed Building Consent was withdrawn in August 2005 in order to address a number of concerns.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**

See also application 05/2485/LBC which was submitted at the same time and included additional works for which planning permission is not necessary.

From the planning point of view this proposal relates, in particular, to the rebuilding of an outbuilding which is on the verge of collapse and an extension to the main residential accommodation.

A third element relates to a front entrance porch.

It should be noted that listed building consent application also includes the removal of the dormer window from the south elevation and the larger glazed windows in the same elevation which are the main concerns of the Ward Member and Parish Council, and a satellite dish on the south east corner. These matters do not require planning permission in this case.

Strictly speaking this application is for the rebuilt garage/store, a bathroom extension and a front porch only.

## **Planning Policy**

### **East Devon Local Plan Revised Deposit September 2003**

- Policy EN13 – Extension, alteration or change of use of buildings of special architectural and historic interest.
- Policy EN16 – Preservation and enhancement of conservation areas.
- Policy D1 – Design and local distinctiveness.
- Policy H7 – residential extensions

### **Devon Structure Plan 2001 – 2016**

- Policy C07 (Historic Settlements and Buildings)

## **Comment**

From the planning point of view the latest proposals relating to the rebuilding of the outbuilding are generally acceptable insofar as the 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 resulting building will therefore be in keeping with the character of the old outbuilding and of an appropriate agricultural appearance, typical of a manor house.

The concerns of the Ward Member and Parish Council relate to other works for which planning permission is not required in this instance, and these concerns are addressed in the accompanying listed building consent application, 05/2485/LBC.

The small extension to create a bathroom will not be over dominant and will not affect the character and setting of the adjoining property, The Old Manor, which is an important listed building in the area, and is in separate ownership.

With regard to the porch and the concerns of the Ward Member, it is felt that the proposed door is acceptable 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.

### **Recommendation**

APPROVE subject to the following conditions:

-----

### **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. 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.
4. 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.