

OTTERHEAD
(Luppitt)

07/0690/FUL

Target Date: 01 May 2007

Applicant: C Shrubbs
Location: Red Doors, Beacon, Luppitt
Proposal: Erection of log cabin

CONSULTATIONS

County Highway Authority

No comment

TOWN/PARISH COUNCIL

Approve

RELEVANT PLANNING HISTORY

App.No:	Proposal	Decision	Date
98/P2115/LBC	Conversion to holiday let	Approved	03.02.99
98/P2114	Conversion to holiday let	Approved	03.02.99
95/P1569	Swimming pool and enclosure	Approved	08.12.95
92/P0350	Ancillary accommodation	Approved	02.04.92
89/P2508	Conversion of barn to holiday accommodation	Approved	12.12.89
87/P0218	Conversion of barn to holiday accommodation	Approved	28.04.87
85/P1005	Conversion of barn to holiday accommodation	Approved	08.07.85
84/P1952	Conversion of barn to holiday accommodation	Approved	23.04.85
84/P1200	Conversion to holiday letting	Approved	25.09.84

PLANNING POLICIES

Government Guidance

PPG15 – Planning and the Historic Environment

Devon Country Structure Plan (2001-2016)

Policy CO3 – Areas of Outstanding Natural Beauty
Policy CO7 – Historic Settlements and Buildings

East Devon Local Plan (1995-2011)

Policy EN1 – Development in Areas of Outstanding Natural Beauty

Policy EN13 – Extension, alteration or Change of Use of Buildings of Special Architectural and Historic Importance

Policy D1 – Design and Local Distinctiveness

SITE LOCATION AND DESCRIPTION

Red Doors Farm is located at Beacon in the Parish of Luppitt. This is a small hamlet of residential cottages and farm buildings between Dumpdon Hill and Hartridge.

Red Doors Farm itself is located at the south east corner of the hamlet with views to the south and east across open countryside.

PROPOSED DEVELOPMENT

This application is for the erection of a log cabin in the field to the south of the main holiday complex to be used as a playroom in association with the adjoining holiday accommodation.

The proposed cabin would be sited adjacent to the existing site boundary, currently a post and rail fence and would be approximately 4 metres square and 3 metres to ridge height.

The application site itself is at present a grassed area near to an existing enclosed open play area.

A large enclosed swimming pool, approved in 1995, is located approximately 20 metres to the east, but also in the garden area of the holiday complex.

CONSIDERATIONS AND ASSESSMENT

Red Doors Farm is a Grade II* listed farmhouse dating from the 16th century with later alterations and the farm house itself is part of an important group of buildings around a particularly fine cobbled yard.

As can be seen from the above history the site has been in use for holiday uses for over 20 years and is now solely a holiday complex with no remaining agricultural use.

The outside garden/recreation area includes, in addition to the large enclosed swimming pool, a number of pieces of play equipment and sheds.

These are fairly intrusive structures which have a detrimental impact on the setting of the listed group of buildings which will be further damaged by the proposed log cabin.

The siting would be particularly prominent in the landscape and the appearance of the cabin itself would be yet another alien structure adversely affecting the setting of an important group of listed buildings and the rural landscape.

CONCLUSIONS

There is a danger that the character and setting of a Grade II* listed building will be increasingly eroded if the grounds are used for more recreation activities and it would therefore be preferable for additional facilities to be accommodated in existing buildings where appropriate.

There is no essential need for this facility in this form and there is also a possibility that other existing facilities and buildings in the grounds have not had the necessary planning permission.

RECOMMENDATION

REFUSE for the following reason

1. The proposed log cabin by virtue of its inappropriate appearance and prominent siting in the grounds of a Grade II* listed building will have a detrimental impact on the setting of the listed buildings contrary to the provisions of structure Plan Policy CO7 and Policy EN13(Extension, Alteration or Change of Use of Buildings of Special Architectural and Historic Interest.

Further recommendation.

That investigations be carried out to ascertain whether the other works which have been carried out in the grounds of the listed building without planning permission have been undertaken within the last four years and if so a planning application to regularise the situation be requested.

List of Background Papers

Application file, consultations and policy documents referred to in the report.