

**Application Number: 20/11088** Listed Building Alteration

**Site:** READS FARMHOUSE, MARTIN ROAD, MARTIN SP6 3LN

**Development:** Single-storey hardwood orangery to side elevation  
(Application for Listed Building Consent)

**Applicant:** Mr & Mrs Fernie

**Agent:** GDG

**Target Date:** 30/11/2020

**Case Officer:** Kate Cattermole

**Extension Date:** 11/12/2020

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## **1 SUMMARY OF THE MAIN ISSUES**

The key issues are:

- 1) Impact on the character and appearance of the Listed Building

This application is to be considered by Committee because there is a contrary view with Cllr Edward Heron on the concurrent planning application (Item 3f)

## **2 SITE DESCRIPTION**

Read's Farmhouse is a Grade II listed building, situated in the historic core of the rural village of Martin. The site falls within the Martin Conservation Area, and is also within the Cranborne Chase Area of Outstanding Natural Beauty (AONB) and International Dark Skies Reserve. The site is also flanked by Listed Buildings; the Manor House is a Grade II\* Listed Building.

The dwelling sits within a large plot with other listed outbuildings to the back of the main building, the garden area being to the south and rear of the house with a wall along the front boundary to screen views from the road.

## **3 PROPOSED DEVELOPMENT**

Erection of an orangery positioned on the side of the earlier rear extension, facing the garden. Amended plans were accepted, to correct an inaccuracy on the plans. However this amendment does not alter the proposal from submitted.

## **4 PLANNING HISTORY**

Proposal	Decision Date	Decision Description	Status
20/11087 Single-storey hardwood orangery to side elevation			Current application. See item 3f on this Agenda
07/91386 Single-storey rear extension; french doors; replacement windows & velux; cast iron airbricks; internal alterations (Application for Listed Building Consent)	22/01/2008	Granted Subject to Conditions	Decided

05/84678 Replace kitchen window with french doors (Application for Listed Building Consent)	09/06/2005	Granted Subject to Conditions	Decided
00/68815 Porch alterations and internal alterations (Listed Building Application)	09/05/2000	Granted Subject to Conditions	Decided
86/NFDC/33351/LBC Two-storey rear addition.	03/02/1987	Granted Subject to Conditions	Decided
86/NFDC/30620/LBC Internal alterations and repairs, reconstruction of roof structure, re tiling, construction of canopy porch and demolition of attached single storey outbuildings and existing porch and erection of a two storey rear extension and reinstatement of boundary walls.	17/07/1986	Granted subject to conditions	Decided

## 5 PLANNING POLICY AND GUIDANCE

### Local Plan Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Policy ENV4: Landscape character and quality

### Local Plan Part 2 Sites and Development Management Development Plan Document

DM1: Heritage and Conservation

### Guidance

#### National Planning Policy Framework

NPPF Ch.16 - Conserving and enhancing the historic environment

## 6 PARISH / TOWN COUNCIL COMMENTS

### **Martin Parish Council**

The proposed development seems a reasonable and proportionate addition to the property. Martin Parish Council therefore recommend PERMISSION, for the reasons listed, but would accept the decision reached by the District Council Officers under their delegated powers (PAR 1)

## 7 COUNCILLOR COMMENTS

No comments received

## 8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

**Conservation:** objection

## 9 REPRESENTATIONS RECEIVED

None received

## 10 PLANNING ASSESSMENT

### Principle of Development

There is a duty imposed by Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requiring decision makers to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The National Planning Policy Framework 2019 (NPPF) makes clear that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

### Impact on the character and appearance of the Listed Building

Extensions to a Listed Building should not compromise the appearance or the integrity of the building. The historic part of the farmhouse is a linear building that fronts the road and dates from the mid 18th Century. It is a narrow depth building with wide frontage, simple roof form and gables on the side elevations, being 2 storey and single storey. The later additions to the dwelling - which are two and single storey in form - are to the rear and do not detract from the linear form of the historic building. A two storey extension dating from the late 1980s sits to the rear of the farmhouse, forming a sensitive addition to the original dwelling and replacing earlier single storey outbuildings. The two storey element is of similar materials, and reflects the fenestration of the listed building, being primarily casement windows, whilst the later single storey addition is timber clad.

A later addition c 2007 was added in the form of a single storey timber clad utility room, on the end of the earlier two storey rear extension. As part of the 2007 application the layout of the ground floor was changed, with the kitchen being relocated to its current position in the 1980s extension. These extensions form natural linear additions to the Listed Building projecting into the plot, and do not detract from the character and appearance of the historic core of the listed building.

The proposed orangery would be sited off the side wall of the 1980s extension, so would not interfere with the historic fabric of the building. However, these later extensions do form part of the Listed Building and any alterations and additions to them would have an impact on the setting and significance of the Listed Building, and extensions to a Listed Building should not compromise the appearance or the integrity of the building. Furthermore, the proposed orangery should respect the property's scale, and reflect the proportions and strengths of the building as well as being the correct style for the period of the building. The accompanying Heritage Statement does not provide any design analysis of the building, nor is any justification provided as to the siting or design of the proposed orangery.

The boxy form of the proposed orangery, its position on the side elevation and its projection beyond the side of the historic core of the building do not appear as a natural addition to the house, instead competing with this side of the house and the general arrangement of the building. Furthermore, views of the top of the extension would be visible from public vantage points over the front wall.

The design of the proposed orangery is a faux classical design, which would not normally be found on a farmhouse from this period. Even though Reads Farmhouse dates from the mid 18th Century, it was built as a rural farmhouse with a rural farming function and not as a prestigious house. It therefore would not traditionally have been the type of dwelling to have had an orangery nor does not have the classical features that are trying to be reflected in the proposed orangery. The

design of the proposed orangery would contrast with the simple form of the existing building, introducing a contrived formal structure that would not respect any of the features of the existing building. It would appear an incongruous addition projecting out to the side of the building with a dominant roof lantern. As such it would detract and be harmful to the simple proportions of the existing building, resulting in less than substantial harm to the heritage assets.

Para 196 of the National Planning Policy Framework states that when less than substantial harm to the significance of the heritage asset has been identified, then this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The Listed Building was purportedly in severe disrepair when it was rescued in the 1980s. The extensions to the dwelling allowed for a sustainable residential dwelling which is now well maintained and is a 4 bedroom dwelling with a large kitchen, living room, dining room and snug. The proposed orangery would provide additional accommodation that would enhance the living arrangements for the occupier, however these are personal benefits rather than public ones and would not outweigh the identified harm caused to the Listed Building as set out in the provisions of the NPPF Para 196.

## **11 CONCLUSION**

The proposals have been considered within the relevant local and national policy context. The proposed development would result in harmful additions to the Listed Building. As less than substantial harm to the significance of the heritage asset has been identified, this harm has been weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. No such public benefits have been identified and therefore refusal of Listed Building Consent is justified in this instance.

## **12 OTHER CONSIDERATIONS**

None

## **13 RECOMMENDATION**

### **REFUSE LISTED BUILDING CONSENT**

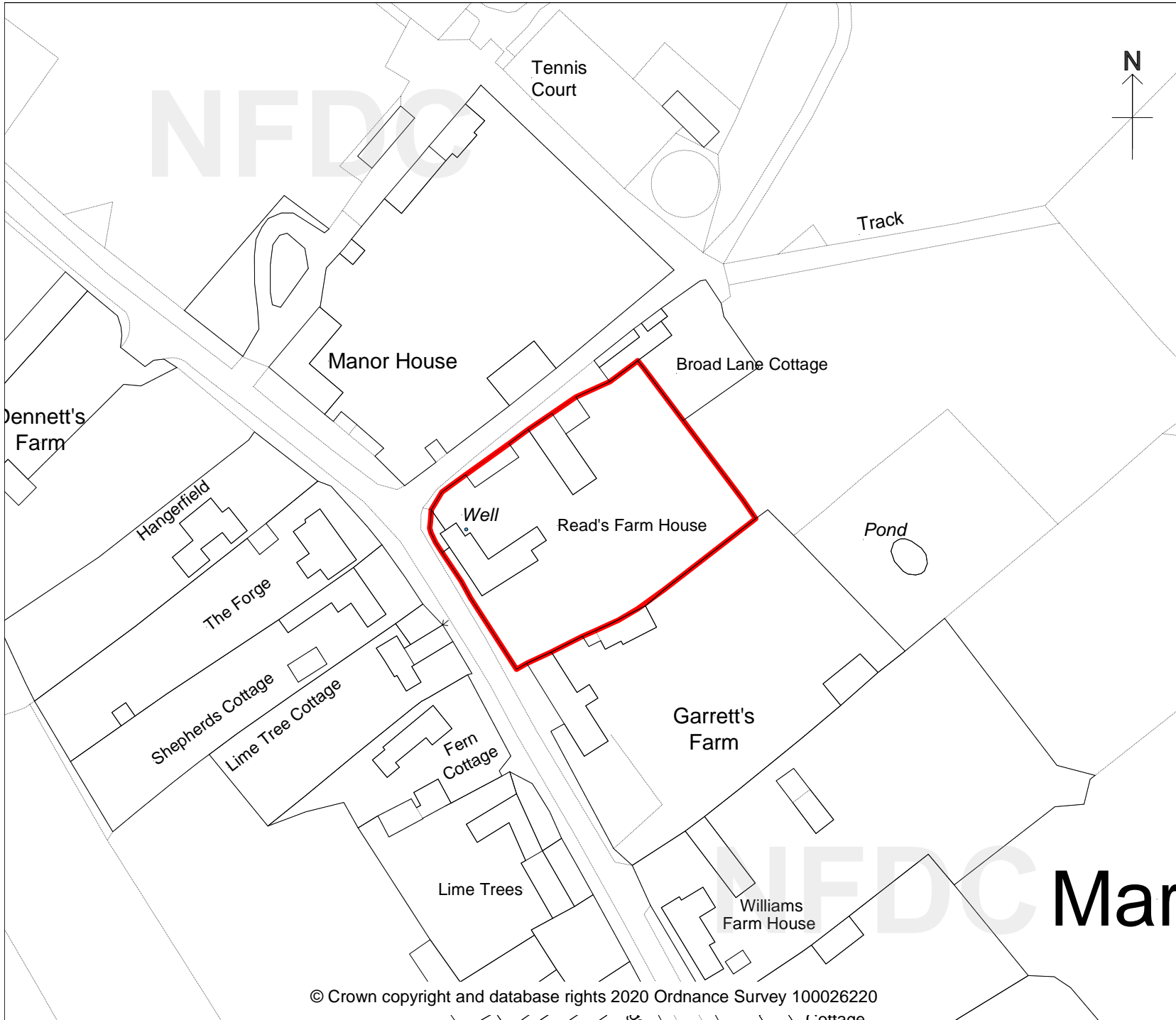
#### **Reason(s) for Refusal:**

1. By reason of its siting, design and height, the proposed orangery would be an incongruous addition that would detract from the simple form of the Listed Building, and as such would be harmful to its character, appearance and significance leading to less than substantial harm to the heritage asset. There are no identified public benefits to outweigh such harm. As such the proposed development would be contrary to Policy DM1 of the Local Plan Part 2: Sites and Development Management Plan, and Chap 16 of the National Planning Policy Framework.

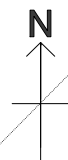
#### **Further Information:**

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NFDC



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**PLANNING COMMITTEE**

**December 2020**

Reads Farmhouse  
Martin Road  
Martin SP6 3LN  
20/11088

Scale 1:1250

N.B. If printing this plan from  
the internet, it will not be to  
scale.

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