

10/2004/029

MR AND MRS M DE-LUCA-FRADLEY

CONVERSION AND EXTENSION OF SEMI-DERELICT OUTBUILDING TO FORM GUEST ACCOMMODATION ANCILLARY TO LOWER WILLAND FARMHOUSE, CHURCHSTANTON.

19499/13368

FULL PERMISSION

PROPOSAL

The proposal comprises the conversion and extension of semi-derelict stone outbuildings to form ancillary guest accommodation to the main house. The proposal does not constitute either a holiday let or a separate independent dwelling. Lower Willand Farmhouse is a Grade II listed building.

Listed building application 10/2004/030LB accompanies the planning application and is also reported on the agenda.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY on the basis that this is ancillary accommodation, I have no objection in principle, however, I would recommend that visibility is improved when exiting the site. Recommends conditions. ENGLISH NATURE would advise that a wildlife survey should be undertaken by an appropriate qualified surveyor. We would wish to see the results of that survey before we can make any further comment. SOMERSET WILDLIFE TRUST recommends conditions and notes.

ENVIRONMENTAL HEALTH OFFICER recommends contamination condition. WILDLIFE SPECIES CO-ORDINATOR there are bats in the area and although it is unlikely that the buildings are being used as a maternity or hibernation roosts, it is quite likely that they are used as feeding roosts by bats. Ideally a survey should be carried out before determination but this would not be the best time of year and therefore I advise that this becomes a condition of permission if granted.

PARISH COUNCIL this site has been visited by my Council and whilst it is happy in principle with the proposals, it understands that a neighbour has written directly to you outlining his concerns surrounding parking facilities. My Council, therefore, feels that it must object to the proposals until such a time as a solution has been found to this problem. It has also been suggested that access to outbuildings to the south-east of the proposed development could be improved if the line of the development was straighter, i.e. directly along the line of the bathroom/bedroom/kitchen/dining areas, as opposed to the proposed "dog-leg" at the south-eastern end.

2 LETTERS OF OBJECTION have been received raising the following issues: additional sewage and waste will create an environmental hazard; increased traffic would exacerbate road danger; the building cannot be described as semi-derelict; and the entrance to the lane should be kept clear of parking.

POLICY CONTEXT

Policies S1 and S2 of the Taunton Deane Local Plan seek to safeguard, inter alia, the character of buildings, visual and residential amenity, and road safety. Policy H20 accepts conversions of appropriate buildings within the curtilage of dwellings for ancillary accommodation, and accepts new buildings within the curtilage, provided, inter alia, it does not harm the character of the dwelling, and visual and residential amenity. Policy EN17 of the Taunton Deane Local Plan seeks to safeguard the setting of listed buildings.

ASSESSMENT

The agent has responded to the parish objection and to the letter of objection and advise, inter alia, that Lower Willand have a huge waste water treatment system, and the building to be converted already has a w.c. and sink and laundry facilities connected to the system; the objector is mistaking both the access track and the range of outbuildings for another site; there is sufficient hardstanding at Lower Willand for six or seven vehicles with an additional space for two in their car park.

The proposal constitutes ancillary accommodation to the main house, not a holiday let, and not an independent dwelling. Accordingly the proposal is acceptable in principle. The proposal is also considered acceptable with regard to its design, and it is not considered that the character of the building or the setting of the adjacent listed building would be adversely affected.

The County Highway Authority recommendation that visibility to the lane be improved, together with the parish concern that parking would be a problem, are both considered unreasonable insofar as ancillary accommodation only is proposed, and not a holiday let or independent dwelling.

The remaining issue is that of possible impact on bats and birds. A survey has been submitted and the revised comments of both English Nature and the Somerset Wildlife Trust are awaited. These will be reported to Committee if received.

RECOMMENDATION

Permission be GRANTED subject to conditions of time, materials, restriction to ancillary accommodation, contamination, mitigation measures for bats and birds, and schedule of works.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect the character of the building, the setting of the listed building, visual amenity, or road safety, and therefore does not conflict with Taunton Deane Local Plan Policies S1, S2, H20 or EN17.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356465 MR J GRANT

NOTES: