

10/2004/030LB

MR & MRS M DE-LUCA-FRADLEY

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

19499/13368

LISTED BUILDING CONSENT-WORKS

PROPOSAL

The proposal comprises the conversion and extension of semi-derelict stone outbuildings to form ancillary guest accommodation to the main house. Lower Willand Farmhouse is a Grade II listed building.

Planning application 10/2004/029 accompanies this listed building application and is also reported on the agenda.

CONSULTATIONS AND REPRESENTATIONS

CONSERVATION OFFICER principle acceptable. New roof configuration justified by historic evidence of remnant of jointed cruck. Modest range of outbuildings where former roof configuration of main barn will be reinstated, as will former building which closed the gap on northern range. Acceptable subject to conditions.

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.

POLICY CONTEXT

Policies EN17 and EN18 of the Taunton Deane Local Plan seek to safeguard the character, appearance, and setting of listed buildings. Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review relates to the built historic environment.

ASSESSMENT

The proposed development would not only reinstate the former building but would enhance the complex which are within the curtilage of the listed farmhouse.

The proposal is considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, further specific details to be submitted, no suspended ceilings, roof venting details, rooflights to be flush, soil pipes within building, details of guttering and services underground.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect the character or appearance of the listed building and therefore does not conflict with Taunton Deane Local Plan Policies EN17 and EN18.

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

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NOTES: