

12/2006/001

DR G FRANCIS

REPAIRS AND ALTERATIONS TO BARNs AND OUTBUILDINGS AT BROOK FARMHOUSE, CORFE

23328/19040

FULL

PROPOSAL

Brook Farmhouse is a Grade II listed building. It is thatched and was constructed in the 16th Century and its curtilage includes a number of stone outbuildings.

The proposal seeks to bring the buildings into a good state of repair for continued use as ancillary accommodation, which would include use of a barn as an annexe, use of a workshop as a home office and workshop, and use of the largest barn as a library and gallery. Minimal alterations are proposed, with a small degree of demolition. Listed building application 12/2005/202LB accompanies this planning application.

Also proposed is the replacement of a rear entrance door in the farmhouse with a half glazed timber stable door.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL has no objection to the alterations and repairs but is very concerned that the present access to the B3170 is hazardous and will be inadequate for the developments proposed. The Council requires that a condition of the development is that an improved access be provided higher up the hill.

POLICY CONTEXT

Policy H18 of the Taunton Deane Local Plan accepts the conversion of an appropriate building within the curtilage of a dwelling for ancillary accommodation. Policies S1 and S2 seek to safeguard, inter alia, the character of buildings, and visual amenity. Policy EN16 seeks to safeguard the setting of listed buildings.

ASSESSMENT

Whilst the Parish Council concern over the access is understandable, the proposal seeks to continue the use of the buildings as ancillary accommodation. There would consequently be no intensification in use of the vehicular access. Accordingly, it would be unreasonable to resist the proposal on highway grounds.

The Proposed alterations are sensitively designed.

RECOMMENDATION

That permission be GRANTED subject to conditions of time, second hand materials to be used, cobbles and paviors to be approved and all accommodation to be used in connection with the existing house as a single family dwelling and not used as separate units of accommodation.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect the character of the buildings, visual amenity, or the setting of the listed farmhouse. Accordingly the proposal does not conflict with Taunton Deane Local Plan Policies S1, S2, EN16 or H18.

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: