

08/2005/021LB

GLENMILL HOMES LTD

ALTERATIONS INCLUDING THE PROVISION OF A HIGHER NEW ROOF AND CONVERSION OF BARN TO DWELLING AT THE WAGON HOUSE, TUDOR PARK, MAIDENBROOK, CHEDDON FITZPAINE.

24641/26434

LISTED BUILDING CONSENT-WORKS

PROPOSAL

The proposal is for the conversion of the wagon barn (listed by virtue of curtilage) into a dwelling and the creation of a two parking spaces and domestic curtilage adjacent to the listed farmhouse. The access would be off the new road serving the Maidenbrook farm developments and currently under construction. The parking and residential curtilage would abut the edge of the highway and boundary wall to the east of "The Tudor", one half of the listed Grade 2 Maidenbrook farmhouse.

CONSULTATIONS AND REPRESENTATIONS

LANDSCAPE OFFICER concerned that the conversion of this former agricultural barn to domestic will be detrimental to the rural character and setting of the listed farmhouse. The garden area would be small and although the proposed hedgerow will provide some softening of the impact it won't be sufficient to accommodate garden activities such as washing equipment, play equipment parked cars etc. CONSERVATION OFFICER the principal listed building, Maidenbrook Farmhouse, has already had its historic curtilage debased by other developments in the immediate vicinity. This wagon barn was initially proposed for garaging/storage i.e. to have an ancillary use, thus not requiring alteration or curtilage boundaries associated with a residential use. In my opinion, not only are the proposals detrimental to the character of the subject building but also detrimental to the setting of the former farmhouse. Objection raised.

PARISH COUNCIL support the application.

1 LETTER OF CONCERN has been received raising the following issues:- the proposed parking would be immediately opposite to the front entrance to the listed farmhouse, blocking an access that has been available for hundreds of years; the proposed parking spaces will be located on an area of cobbles, directly in front of the living room windows of the farmhouse; the development would obscure views of the farmhouse from the highway; the plans do not illustrate the existing parking situation for the listed farmhouse and this is misleading.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review Policy 9 The Built Historic Environment.

Taunton Deane Local Plan Policies EN16 Development proposals which would harm a listed building, its setting or any features of special or historic interest which it possesses, will not be permitted and EN17.

ASSESSMENT

The original scheme for the development of the Maidenbrook farmhouse site allocated an ancillary garage/domestic use for this barn. This avoided the need to subdivide and alter the surroundings of the barn thus conserving the character and setting of the listed buildings on the site. The proposed conversion to a separate residential dwelling would result in an over-intensive development with a poor relationship between the existing and proposed dwelling. The dwelling and its curtilage would abut the curtilage of the front of the farmhouse, I consider that it is essential that this remains open to provide a suitable setting to compliment the character and importance of the listed building and as proposed the scheme would be detrimental to both the character and setting of the listed farmhouse.

RECOMMENDATION

Permission be REFUSED for the reason that the proposal detrimental to the character and setting of the Grade 2 Listed building contrary to Taunton Deane Local Plan Policies EN16 and EN17 and Somerset and Exmoor National Park Joint Structure Plan Review Policy 9.

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: