

10/2005/004

CARDINAL DEVELOPMENTS LTD

CHANGE OF USE, CONVERSION AND EXTENSION TO FORM DWELLING AT THE POUND HOUSE, TRENTS FARM, CHURCHINFORD

21471/12606

FULL PERMISSION

PROPOSAL

Previous planning permission was given for conversion of this barn to a dwelling with new access in May 2003. The current proposal adds an extension 3.5 m x 6 m on the northern side of the building providing a hall toilet and stair to the first floor. The extension is designed in stone and slate to match the existing barn.

CONSULTATIONS AND REPRESENTATIONS

ENGLISH NATURE have records of bats nesting in the near vicinity and bats and their roost are fully protected under British and European Wildlife law. A survey ideally should be undertaken. In the circumstances of the previous permission a reasonable way forward would be to condition bat roost provision. The solution would be to attach two artificial bat boxes designed for buildings to the new build. This is in line with the mitigation suggested in English Nature's bat mitigation guidelines. SOMERSET WILDLIFE TRUST recommend a survey be conditioned and if bats or birds are affected necessary mitigation measures are secured and incorporated into the proposals before granting permission. Measures might include avoiding work during nesting or bat roosting/hibernation period, amending plans to accommodate bats/birds in the roof void or providing bat/bird boxes nearby.

ENVIRONMENTAL HEALTH OFFICER a contaminated land condition and note is required.

PARISH COUNCIL comments awaited.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 sustainable development, STR5 development outside towns, rural centres and villages, Policy 1 nature conservation, Policy 3 areas of outstanding natural beauty.

Taunton Deane Local Plan Policies S1 general requirements, S2 design, H9 conversion of rural buildings, EN4 wildlife in buildings, EN4a protected species.

ASSESSMENT

The proposal is to convert the northernmost stone barn with a complex of farm buildings to a dwelling. Previous planning permission has been granted for a scheme and the

current proposal differs in that it includes an extension on the northern side enabling a stairway to first floor bedrooms.

The main consideration is whether the proposal complies with the conversion policy in terms of the proposed extension. The barn lies on the edge of a complex of barns some of which have previously been extended. The proposal is for an extension projecting 3.5 m from the northern wall in stone with a central arched opening to replicate the character of the existing barn. The roof level is subservient to the main barn roof although it projects 1 m above eaves level to allow stair access to the first floor. The barn is considered to be in keeping with its surroundings and on balance is not thought to be a significant extension in size terms to harm the quality of the existing building. On this basis it is considered to comply with Policy H9. The previous permission had no provision for bat roosts and in consultation with English Nature a condition to ensure bat roost provision is considered appropriate

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, hardsurfacing, guttering, landscaping, boundary treatment, services underground, no extension, no fencing/walls, no further windows, timber windows and doors, details, contamination, venting details, schedule of works, visibility, provision bat roost. Notes re conversion, energy conservation, foul water soakaways and contamination.

REASON(S) FOR RECOMMENDATION:- The proposal by reason of the details of the conversion and extension is considered to accord with policies.

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: