

10/2007/017

MR & MRS EVERETT

CONVERSION AND EXTENSION TO BARN AT FORD FARM, MOOR LANE, CHURCHINFORD.

321618/112381

FULL

PROPOSAL

The proposal is a revised scheme to convert the existing barn to a dwelling and erect an extension on one side of it off the main elevation to provide garaging. The extension will have a slate roof in place of the existing corrugated roofing of the former modern addition while the existing concrete block walls will be faced in natural stone to match the remainder of the building. The remainder of the lean-to section will remain as exposed timber forming a pergola to provide an enclosed courtyard.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no observations. WESSEX WATER the proposal is not in a sewered area. The developer has proposed to dispose of surface water to soakaways and your Council should be satisfied with any arrangement for the disposal of foul and surface water flows. There is a water main in the area and the developer will need to agree a point of connection for the supply of water.

ENVIRONMENTAL HEALTH OFFICER recommend a contaminated land condition and note.

PARISH COUNCIL the Council felt using the existing structure to create the required garage constitutes the best course of action for this request. By adopting this course the visual impact on neighbouring properties will be reduced and the conversion will remain within the existing footprint (of the original barn). Similarly the proposals will advantageously retain the original vernacular stone walls. The Council fully supports this application.

5 LETTERS OF SUPPORT has been received raising the following issues:- as the garage will lessen the impact on the environment and will be sympathetic to the existing structure and not affect neighbours or the AONB.

2 LETTERS OF NO OBJECTION have been received.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 – Sustainable Development, STR5 – Development Outside Towns Rural Centres and Villages, Policy 3 – Areas of Outstanding Natural Beauty.

Taunton Deane Local Plan Policies S1 – General Requirements, S2 – Design, S7 – Outside Settlements, H7 – Conversion of Rural Buildings, H17 - Extensions, EN10 – Areas of Outstanding Natural Beauty.

ASSESSMENT

The application site consisted of a stone and block farm building which required considerable alteration to secure a residential conversion and was previously recommended for refusal. The scheme submitted in 2004 that was approved by Members retained the original stone section of the building with a new first floor and roof structure. The more modern concrete block wall and lean-to corrugated roof were to be removed as part of the scheme to show the original stone elevation. The current scheme effectively retains the modern footprint of that which was to be demolished with new stone walls, a lean-to garage and a timber pergola frame set against the main barn elevation and has been submitted contrary to advice given to the applicant.

The main consideration is whether the proposed scheme in its extended form complies with policies in the Local Plan and particularly policies H7 and H17 in terms of the alterations to the building and impact on its form and character. The proposed revised scheme adds to the alterations to the building already allowed and is considered to detract from the form and character of the conversion as it reproduces the form of the modern lean-to block building that was to be demolished. The proposal includes a garage building which could easily be provided for by a detached structure within the area where the pole barn is to be demolished. This option has been suggested but not acted upon.

The garage extension projects out at right angles from the original stone barn and this form is considered to detract from the approved scheme and harm its character contrary to policies S1(D), S2(A), S7, H7 and H17 of the Local Plan. The application is therefore recommended for refusal.

RECOMMENDATION

Permission be REFUSED for reason of the scheme involves a significant extension that alters the character and form of the barn that is contrary to the character and distinctiveness of this property contrary to Taunton Deane Local Plan Policies S1(D), S2(A), S7, H7 and H17.

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: