

08/2005/022

GLENMILL HOMES LTD

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

24647/26436

FULL PERMISSION

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

COUNTY HIGHWAY AUTHORITY in the event of permission being granted I would recommend that the Local Planning Authority condition the permission accordingly. In detail the 2 parking bays located on the western boundary of the application site shall be constructed at the back of any proposed highway limits. Any surface water from the above-mentioned parking bays shall be intercepted prior to it discharging onto the proposed adjoining highway. All proposed boundary hedges shall be set back of any forward visibility splays/service margins required by the Highway Authority as part of the construction of the access road to the east of the application site. The applicant should be aware that the northern boundary of the application site must not impinge on upon any land required for the construction of the proposed access road adjacent to the site boundary. A minimum width of 8.6 m will be required for a type 4 bitmac carriageway to accommodate 2 x 1.8 m wide footways and a 5.0 m wide carriageway. COUNTY ARCHAEOLOGIST no objection. WESSEX WATER mains water supply is available, there are no surface water drains and the developer should investigate alternatives, the foul sewers are private and the applicant will need to obtain the permission of the owner. SOMERSET WILDLIFE TRUST recommends a wildlife survey for protected species. SOMERSET ENVIRONMENTAL RECORDS CENTRE there are no records of protected species at this site but there are records of protected species within 1 Km of the site.

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. SPECIES OFFICER the open character of the barn suggests it wouldn't be suitable for bats to roost. However, the roofed lean to and crevasses within the walls should be checked and I advise that a survey should be undertaken before determination.

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 Policies STR1 Sustainable Development, Policy 9 The Built Historic Environment, Policy 49 Transport Requirements for new developments.

Taunton Deane Local Plan policies S1 (General requirements), S2 Design, H2 Housing, , EN5 (Protected Species), M4 (Residential parking), 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. Furthermore I consider that the proximity of the proposed domestic curtilage to the listed building would be detrimental to the privacy and amenity of the occupants of the listed building and the proposed dwelling.

RECOMMENDATION

Permission be REFUSED for the reasons that the proposal detrimental to the character and setting of the Grade 2 Listed building contrary to Taunton Deane Local Plan Policies S1, EN16 and EN17 and Somerset and Exmoor National Park Joint Structure Plan Review Policy 9, proposal would be detrimental to the amenity of residents of the existing and proposed dwellings.

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: