

24/2007/029

MR & MRS A C TURNER

CONVERSION OF BARN INCORPORATING ATTACHED REDUNDANT AGRICULTURAL BUILDING TO DWELLING AT THE CIDER BARN, KNAPP FARM, NORTH CURRY.

329888/125522

FULL

PROPOSAL

Permission is sought for .a revised conversion of an existing redundant farm outbuilding, largely of stone and brick construction, to residential use. The farmhouse and associated buildings are grade II listed. The proposed conversion would provide a four bedroom property. The proposal seeks to divide the existing curtilage with the farmhouse.

The applicant is a member of staff.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY observations to be made and awaiting response. ENVIRONMENT AGENCY does not wish to provide any comment regarding the application as it is outside the scope of planning applications which the EA wishes to be consulted. However, for planning applications that propose the use of a non-mains foul drainage system (i.e. a private or on-site system), it is recommended that the Local Planning Authority and the applicant refer to Circular 3/99; guidance provided by the Construction Industry Research and Information Association; and general advice by the EA on the assessment of site conditions and proposed foul drainage systems. WESSEX WATER the development is not located within a Wessex Water sewered area. Your Council should be satisfied with any arrangement for the disposal of foul and surface water flows generated by the development. There is a water main in the vicinity of the development and it will be necessary for the developer to agree a point of connection onto the system. This can be agreed at the design detail stage.

LANDSCAPE OFFICER I recommend all boundaries be planted with native species hedgerows otherwise limited landscape impact. NATURE CONSERVATION AND RESERVES OFFICER views awaited. CONSERVATION OFFICER no objection. See previous consent 24/2001/054 LB for appropriate conditions not addressed by this submission. Suggest concurrent planning application removes PD rights for structures within curtilage. DRAINAGE OFFICER I note that foul drainage is to be discharged to a previously approved sewage treatment plant. I assume this approval was given by the Environment Agency and includes for the extra flow generated by the additional accommodation. This should be confirmed by the applicant. I note that surface water is to be discharged to soakaways. These should be constructed in accordance with Building Research Digest 365 (Sep 1991) and made a condition of any approval.

PARISH COUNCIL awaiting response.

POLICY CONTEXT

RPG10- South West

PPS1 - Delivering Sustainable Development, PPS7 - Sustainable Development in Rural Areas, PPS3 - Housing, PPS9 - Biodiversity and Geological Conservation, PPG13-Transport, PPG15- Planning and the Historic Environment.

Somerset & Exmoor National Park Joint Structure Plan Review Policies STR1 (Sustainable Development), ST6 (Development Outside Rural Centres & Villages), Policy 5 (Landscape Character), Policy 9 (The Built Historic Environment), Policy 49 (Transport Requirements of new Development).

Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design), S7 (Outside Settlements), H7 (Conversion of Rural Buildings), M4 (Residential Parking Requirements), EN4 (Wildlife in Buildings to be Converted or Demolished), EN5 (Protected Species), EN6 (Protection of Trees) EN16 & EN17 (Listed Buildings) and EN12 (Landscape Character Areas).

ASSESSMENT

The application site consists of a traditional outbuilding within the curtilage of Cider Knapp Farm, located to the west of North Curry. It is considered that the proposed conversion would comply with Local Plan Policy H7 which permits residential barn conversions outside of settlement limits subject to a number of criteria. Permission was granted in 2001, reference 24/2001/053 and 24/2001/054LB, for the main body of the barn to be converted to residential development. The submitted revised scheme seeks to incorporate the attached redundant agricultural building to provide a kitchen and utility room. The barn is considered to be of traditional character and appearance and the proposed alterations are considered to be sympathetic to the character and appearance of the barn.

To conclude, the proposed development represents an acceptable scheme that would utilise an existing redundant outbuilding, which it is considered otherwise would have no economically viable use, helping to secure the building's long term survival.

RECOMMENDATION

Subject to the views of the County Highway Authority and the Nature Conservation Officer the Development Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, contamination, details/samples of materials, landscaping, hard landscaping, fences/walls, schedule of works, timber doors, no extensions, no ancillary buildings or structures, no additional fences, no further windows, meter boxes, details of disposal of foul and surface water, details of hard surfacing. Notes re soakaways, septic tank.

REASON(S) FOR RECOMMENDATION:- The proposed development is considered sympathetic and would not harm the integrity or character of the barn or harm the visual or residential amenities of the area. The proposal does therefore not conflict with Taunton Deane Local Plan Policies S1, S2, EN4, EN5, EN16, EN17 and H7 and material considerations do not indicate otherwise.

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: