

27/2006/002

W A & R FARRANT

**CONVERSION OF BARN TO SINGLE DWELLING WITH DEMOLITION OF DUTCH BARN, PARLOUR AND PART OF ADJOINING COVERED YARD AT KNAPP FARM, HILLFARRANCE AS AMENDED BY LETTER RECEIVED 1ST MARCH, 2006 WITH ATTACHED PLANS**

17413/24687

FULL

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**PROPOSAL**

The site is on the northern side of the road, opposite Knapp Farm a Listed Building. The proposal is for the conversion of a two storey agricultural building to dwelling and the part demolition of adjoining single storey building. The two storey building is stone to the rear and side, with brick piers to the front. The proposed alterations are such that openings are filled with timber framed windows and doors. The part demolition of the single storey element results in the removal of a later front extension to a stone built farm building. The building is currently in use by Knapp Farm as a cow shed with other buildings in agricultural use. A Dutch barn just to the rear and the parlour to the front are to be demolished. A native mixed hedgerow is proposed to the north of the existing garden wall which is to be retained. Parking is shown to the rear of the building with garden areas to the front and rear of the building. Two of the agricultural buildings associated with Knapp Farm are to be retained with shared access from the highway. The accompanying wildlife survey indicates no bats or owls, but several old swallow nests were noted in the stone barn, measures could be incorporated to provide sites for such species. A previous application on the site for converting the current application building to dwelling and the adjoining building for garaging was refused on basis of substantial alterations not being in character.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY no objection ENVIRONMENT AGENCY does not wish to comment. ENGLISH NATURE report and recommendations agreed.

LANDSCAPE OFFICER the garden areas front and back are very large and a domestic appearance may occur, suggests trees in the frontage, and a copse to the rear. NATURE CONSERVATION OFFICER no evidence of bats found, some provision for bats and swallows should be made, suggests note. ENVIRONMENTAL HEALTH OFFICER suggests contaminated land condition. DRAINAGE OFFICER note on surface water, foul drainage and Environment Agency consent to discharge.

PARISH COUNCIL object to the design appearance and layout.

**POLICY CONTEXT**

S1 General requirements, Policy H7 of the Taunton Deane Local Plan, has certain criteria regarding the conversion of rural buildings to residential use outside of the defined limits of settlements, these criteria include that the building is of permanent and substantial construction, is in keeping with its surroundings; has a size and structure suitable for conversion without major rebuilding or significant extension and alteration, and unlikely to attract a suitable business use. EN4 relates to the protection of wildlife in buildings. 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; the proposed conversion is opposite a Grade II Listed Building, and is not considered to significantly alter the setting.

## **ASSESSMENT**

The proposed alterations now result in fewer changes than the previous scheme. No new openings are proposed, and the windows are in existing openings. The reduced domestic curtilage, landscaping and removal of the parking are to the rear of the buildings result in an acceptable scheme. There needs to be provision for bats and nesting birds within the buildings, and this can be conditioned. In respect of the Parish Council views, the changes to the buildings are minimal, and considered to retain the character, and the layout is considered to be more in keeping than the previous scheme.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of time, drainage, percolation test, mats on plan, second hand materials, walls and fences, landscaping, bats, birds, visibility, surfacing, parking, gates, gradient, surface water, stopping up access, meter boxes, conversion works, timber windows, contaminated land, features for bats and other species, underground services, no additional walls, no further buildings. Notes re tree planting to front, surface water discharge to soakaways, contaminated land, bats and birds, wall to frontage should be repaired, Environment Agency notes, highway notes.

**REASON(S) FOR RECOMMENDATION:-** The proposal is considered to accord with Taunton Deane Local Plan Policies S1, H7 and EN4 and does not have any detrimental effect on local character or the nearby listed building, and the conversion is acceptable subject to conditions.

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.**

**CONTACT OFFICER: 356460 MS K MARLOW**

NOTES:

