

14/2002/023

MR R J JEANES

CONVERSION OF AGRICULTURAL BARNs TO FORM A DWELLING AND ANCILLARY GARAGE AT HAM FARM, CREECH ST MICHAEL.

28480/24950

FULL PERMISSION

PROPOSAL

Planning permission was granted earlier this year for the erection of an agricultural building adjacent to the existing farmyard to provide additional facilities for the farm. This proposal is for the conversion of an agricultural building (no longer required for agricultural uses) to a 4 bed roomed dwelling to serve as accommodation for the farmer and his wife. The barn is constructed of stonewalls with a clay tile roof. Generally the scheme utilises the existing openings although four small roof lights and 3 new windows are to be created for additional lighting. The proposed access is via the existing access and drive with the garaging being provided in an existing wagon shed that is of block, stone and tile. A domestic curtilage to the front of the building would be surrounded by a new stonewall and a new curtilage would be provided to the rear of the building with the planting of field hedging along the domestic boundary.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY views awaited. WESSEX WATER there is a water supply in the vicinity of the site. ENVIRONMENT AGENCY views awaited.

ENVIRONMENTAL HEALTH OFFICER no objection subject to a contaminated land condition and note. DRAINAGE OFFICER views awaited.

PARISH COUNCIL supports the application provided that the cow stall is removed, as it is not considered in keeping.

ONE LETTER OF REPRESENTATION has been received from the adjoining occupier raising the following points:- support the application; access rights exist to allow the use of the access and drive for the applicant for his business and house, If the existing dwelling is sold separately then agreement will be required from the adjoining occupier to enable access from the existing drive.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan policies - STR6 requires that proposals outside of settlements benefit economic activity whilst maintaining the environment without fostering the need to travel; Policy 39 requires development

proposals to be compatible with the road network or, if not, to provide an acceptable improvement. Taunton Deane Local Plan Revised Deposit the following policies apply:- S1 governing the general requirements of all development; H9, controlling the detail of conversions of rural buildings. The proposed scheme works with the existing structure and the proposed alterations are of a minor nature. A more modern "cow stall" to the front is to be removed and this will enhance the traditional character of the barn. The proposal is considered to conform to policy H9.

ASSESSMENT

The existing barn is of traditional design and construction and the proposed conversion is in sympathy with the existing. The cow stall to the front would be removed and the proposal is considered acceptable.

RECOMMENDATION

Subject to the views of the County Highway Authority, Environment Agency and the Drainage Officer the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of materials for repairs/walls, schedule of works, removal of modern "cow shed" to front of the barn, timber recessed windows, foul and surface water drainage, parking, garage domestic use, contaminated land, new hedge, removal of permitted development rights for extensions, buildings and walls/fences, windows. Notes re conversions letter and note, energy and water conservation, disabled persons, bats and owls, soakaways and septic tank drainage, lifetime homes, secure by design, meter boxes.

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

CONTACT OFFICER: 356467 MRS J MOORE

NOTES: