

**ERECTION OF CONSERVATORY TO THE REAR AT CHESTNUT FARM BARN,  
HELLAND, NORTH CURRY**

Grid Reference: 332842.124851

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**RECOMMENDATION AND REASON(S)**

Recommended Decision: Conditional Approval

The proposal is considered not to have a detrimental impact upon the character of the existing dwelling, visual or residential amenity and is therefore considered acceptable and, accordingly, does not conflict with Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design) and H17(Extensions to Dwellings). In addition the impact of the conservatory on the historic asset is not considered to be significant and the proposal is considered to be in accordance with Planning Policy Statement 5 Planning for the Historic Environment.

**RECOMMENDED CONDITION(S) (if applicable)**

- . The window(s) in the [e.g., north south etc] elevation shall be glazed with obscure glass to be agreed in writing by the Local Planning Authority and shall thereafter be so retained. There shall be no alteration or additional windows in this elevation without the further grant of planning permission.

Reason: To ensure the privacy of the adjoining occupiers in accordance with Taunton Deane Local Plan Policy H17(A).

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A4) Location Plan  
(A3) DrNo 001 Rev 01 Elevations  
(A3) DrNo 002 Rev 01 Floor plan

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Only those materials specified in the application shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with Policy S2 of the Taunton Deane Local Plan.

4. The window(s) on the south elevation, facing Chestnut Farm, shall be glazed with obscure glass and non opening to be agreed in writing by the Local Planning Authority. There shall be no alteration or additional windows in this elevation without the further grant of planning permission.

Reason: To ensure the privacy of the adjoining occupiers in accordance with Taunton Deane Local Plan Policy H17(A).

Notes for compliance

## **PROPOSAL**

The proposal is for the erection of a conservatory to the rear (south-west) of a barn conversion known as Chestnut Farm Barn. The conservatory would measure 2.6m deep by 4.25m wide. It has a simple monopitch form with a stone and brick plinth to match the barn and hardwood timber window frames. The windows on the south eastern elevation would be obscure glazed and fixed non opening. In order to keep the conservatory as low as possible there would be a step down from the kitchen into the conservatory.

## **SITE DESCRIPTION AND HISTORY**

The site is located to the south east of the settlement of North Curry in a hamlet known as Helland. It is situated to the north of the original farmhouse, which is in separate ownership. Access to the dwelling is via a separate access to the east of the farmhouse. The barn conversion is at right angles to the farmhouse and the conservatory would be situated to the north of the farmhouse approximately 1-2m from the fence between the properties. There is another dwelling to the north-west of the barn conversion and this is approximately 21m away (9m to the fence boundary and lying up slope).

- 24/10/0049 Installation of door and window at Chestnut Farm. Permission granted.
- 24/06/0002 Retention of access drive to barn at Chestnut Farm, Helland. Permission refused and appeal dismissed.
- 24/06/0017 Conversion of barn into dwelling incorporating the formation of a first floor extension to Chestnut Farm, Helland. Permission refused and appeal dismissed.
- 24/05/0065 Retention of double garage to the north of Chestnut Farm.

Permission refused.

- 24/05/0037 Conversion of barn to 5 bed roomed dwelling with detached double garage at Chestnut Farm, Helland. Permission refused and appeal dismissed.
- 24/04/0026 Conversion of barn to dwelling and erection of ancillary garage, construction of new vehicular access and change of use of outbuilding to domestic garage for the existing farmhouse. Conditional approval August 2004
- The land to the north and northeast of the barn conversion has various planning permissions linked with a private equestrian use of the land but these are not considered to be relevant.

## **CONSULTATION AND REPRESENTATION RESPONSES**

### **Consultees**

*SCC - TRANSPORT DEVELOPMENT GROUP* - No comment

*NORTH CURRY PARISH COUNCIL* - Council raise objection as they consider that the conservatory would be detrimental to the character of the original building and would have a negative impact when viewed from the road.

### **Representations**

Representations have been received from 5 residents of 5 properties raising the following objections:-

- The extension would be detrimental to the traditional character of the property and would be visible from the road;
- the use of obscure glazing will be more noticeable and incongruous to the barn from the road;
- the proposal must be considered under the advice given in PPS5 Planning for the Historic Environment in particular paragraphs 178 and 186;
- the proposal would be to the detriment of the immediate neighbours;
- the conservatory would detract from the rural character of the area and would be contrary to TDBC policies S1, S2, H17 and H7;
- the red line plan does not reflect the domestic curtilage associated with the barn;
- at an earlier appeal the Inspector noted that the original barn had a utilitarian character

## **PLANNING POLICIES**

S1 - TDBCLP - General Requirements,  
S2 - TDBCLP - Design,  
H17 - TDBCLP - Extensions to Dwellings,  
EN12 - TDBCLP - Landscape Character Areas,  
S&ENPP49 - S&ENP - Transport Requirements of New Development,  
PPS7 - Sustainable Development in Rural Areas,  
PPS 5 - PPS5 Planning for the Historic Environment,

## **DETERMINING ISSUES AND CONSIDERATIONS**

Planning permission was granted in 2004 for the conversion of the barn into a

dwelling. It is a simple linear barn built with a mix of stone and brick and that simplistic structure has been retained in the conversion. This proposal is for a modest sized conservatory, with a simple lean-to design which, to some extent, reflects the character of the barn. Whilst the plinth of the structure would be of brick and stone to match the barn, the upper portion would be hardwood timber and glazing allowing the original barn structure to be seen behind the conservatory. Given the modest size of the conservatory I do not consider that it detracts from the form or character of the existing dwelling.

Chestnut Farm Barn is situated in a small group of dwellings that make up a hamlet known as Helland. In this area its rural character has been compromised by the loss of road side hedge and its replacement with wall and fencing. The barn is in a backland situation and is viewed, beyond a timber fence and within a street scene where there are dwellings of differing ages and design. In my opinion the addition of a conservatory into the area would not significantly detract from the existing rural character of the area.

The conservatory has been sited to the rear of the barn approximately 1-2m from the boundary with its closest neighbour, Chestnut farmhouse. There is a timber boundary fence approx 1.8m in height (1.5m solid with 0.3m trellis on top) between the application site and the rear of the farmhouse. The proposed conservatory would be 2.3m in height, and project approx 0.8m above the solid portion of the fence. The applicant has agreed to fit obscure glazing to the southern end elevation to ensure that there is no overlooking of the neighbour. Occupants of the property to the north east would be situated 21m from the conservatory (9m from the boundary of the site) and I do not consider that the conservatory would materially impact on their amenity.

Objectors have rightly referred to Taunton Deane Local Plan policy H17 in order to assess this proposal. This states:

Extensions to dwellings will be permitted provided they do not harm:

- (A) the residential amenity of other dwellings;
- (B) the future amenities, parking, turning space and other services of the dwelling to be extended;
- (C) the form and character of the dwelling and are subservient to it in scale and design

I consider that the proposal is in accordance with the above requirements.

The barn is not a listed building. PPS5 refers to Historic Assets, "A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets (as defined in this PPS) and assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing)."

The original barn conversion was accepted in order to retain the traditional building within the landscape and therefore can be described as a historic asset. The assessment of the proposal must therefore look at the significance of the asset in the environment. In this case the significance of the barn is limited for the following reasons:- It is not a listed building or within a Conservation Area; It does not affect the setting of a LB or CA and its function has been altered from agricultural to a

dwelling. The proposed conservatory has retained a simple form with plinth materials and timber glazing bars in keeping with the main barn. The barn can be viewed through the glazed structure and the original form of the building is therefore retained. It is my opinion that, in this case the conservatory would not be significantly detrimental, to the historic asset, to warrant a refusal of this application and I consider the proposal acceptable.

The proposal is therefore recommended for approval.

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.**

**CONTACT OFFICER: Mrs J Moore Tel: 01823 356467**