

35/2006/002

MR E R WILLIS

**ERECTION OF REPLACEMENT DWELLING AT MEADOWS FARM, GREENHAM, WELLINGTON AS AMENDED BY AGENTS LETTER DATED 27TH MARCH,2006 WITH PLAN NOS. R2388/01A, R2388/05 AND SITE PLAN**

308469/120096

FULL

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**PROPOSAL**

The site is on the northern side of the road, and comprises a single storey building including a front extension towards the road. It is currently vacant but the last use was clearly residential. There are several barns and outbuildings some in use, others vacant. It is proposed to erect a two storey dwelling with detached garage on land at Meadow Farm and demolish the existing dwelling. The size of the original dwelling and outbuildings to the rear is 198 sq m, the agent points out that such buildings would have to be included and converted in order to bring the building up to suitable level of accommodation and the cost of the replacement building would be uneconomic. The proposed replacement building would be 175 sq m.

The agents partner is a member of staff.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY no objection subject to conditions.  
ENVIRONMENT AGENCY no objection in principle, suggests notes.

LANDSCAPE OFFICER the farm lies in open countryside, some scope for landscape mitigation, mitigation in front of the property, there should be a copse or similar to help integrate the proposal into the landscape. WILDLIFE OFFICER the buildings are not considered to be suitable for bats to roost, suggest access crevice for bats, and provide for swallows to nest. DRAINAGE OFFICER note on surface water, foul drainage and Environment Agency consent. ENVIRONMENTAL HEALTH OFFICER no objections subject to condition and note.

PARISH COUNCIL supports.

**POLICY CONTEXT**

S1 General requirements, S2 Design, H7 conversion of rural buildings, H8 replacement dwellings outside settlements, EN4 wildlife in buildings to be converted or demolished, EN5 protected species, EN12 landscape character areas.

**ASSESSMENT**

The building as originally proposed was rather plain, given the predominance of stone in the immediate area. The amended plans show the front elevation to be

stone, this is welcomed as there is a deal of stone in the buildings to be demolished. The proposal is an acceptable replacement dwelling, which has no adverse effect on the character of the area. The amended plans also show several of the agricultural buildings being retained within the curtilage of the dwelling. There are no protected species within the old buildings, but it is recommended that appropriate measures be incorporated into the scheme in order to allow for bats.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions time, drainage, mats on plan, mats for drive, landscape, hard landscape, boundaries, bat roost, garage use, demolish old house, contaminated land, visibility, access, gates, no drainage to street, no extensions, swallow nests. Notes re Environment Agency notes, contaminated land, surface water discharge to soakaways, Environmental Health Officer contact re private water supply, meters, part M, owls & bats, bat roost, other notes on wildlife.

**REASON(S) FOR RECOMMENDATION:-** The proposal is considered to accord with Taunton Deane Local Plan Policies S1, S2, H7, H8 and EN4 subject to conditions as there is no adverse impact on the local character of the area.

**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 (MON/TUES ONLY)**

NOTES: