

20/2007/010

MR HEAYNS

CONVERSION OF BUILDING INTO TWO UNITS FOR HOLIDAY LETS (REVISION TO 20/2006/026) AT SWALLOWS BARN, PARSONAGE LANE, KINGSTON ST MARY

322199/129030

FULL

PROPOSAL

The proposal provides for the conversion of an existing building into two units of holiday accommodation. The building was previously used as office and welfare facilities for the plant nursery, which has now close. In 2006 permission (20/2006/026) was granted to remove conditions No. 5 and No. 6 of planning permission 20/2005/025. The amendment provided for the retention of existing materials. The units provide a 2 and 3 bed accommodation.

The application now under consideration seeks a number of amendments to the approved scheme. A schedule of the amendments accompanies the application.

Inter alia the main revisions consist of: - Amendments to fenestration; relocation of doorway and porch; omission of the balcony on the north elevation. In addition the plans indicate the rearrangement of the internal layout.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY in the event of permission being granted, recommend similar conditions to 20/2006/026. WESSEX WATER no objection in principle. Connection point for foul drainage and also water supply provision to be agreed at detailed stage.

ENVIRONMENTAL HEALTH OFFICER I would recommend the renewal of the Contaminated Land condition attached to the existing application 20/2006/026 to be applied to the revised application.

PARISH COUNCIL views awaited.

8 LETTERS OF OBJECTION have been received raising the following issues:- principle of holiday lets; number of alterations to schemes; outside village envelope; traffic generation; what benefit to the village; already overdeveloped site; continued number of applications without knowing applicant's final objective; chalet out of character; buildings advertised for long term occupancy.

POLICY CONTEXT

RPG10 – South West

PPS1 – Delivering Sustainable Development, PPS7 – Sustainable Development in Rural Areas, PPS9 – Biodiversity and Geological Conservation, PPG13 – Transport.

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

Taunton Deane Local Plan Policies S1 (General Requirements) and S2 (Design), EC6 (Conversion of Rural Buildings), S7 (Outside Settlements), EN4 (Wildlife in Buildings to be Converted or Demolished), EN5 (Protected Species) and EN12 (Landscape Character Areas).

ASSESSMENT

The principle of the proposed conversion has already been established. In essence this application seeks low key alterations to the design of the building and it is considered that the proposals would not adversely affect the character or appearance of the area. Moreover, the omission of the balcony would provide a more simple form of development.

The concerns of local residents to the conversion of the building are noted. However, the planning merits of the application were fully addressed and evaluated during the determination of the previous scheme.

It is therefore considered that the proposed revisions would not harm the character or appearance of the area and as such it is recommended that the application be approved

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, restriction to holiday accommodation, removal of GPDO rights for extensions, ancillary buildings and means of enclosure and removal of conditions only if holiday let use implemented. Notes re disabled access and energy/water conservation.

REASON(S) FOR RECOMMENDATION:- The building is adequately screened and the proposal is not considered to be harmful to the landscape and has good access to the highway network, the visual and residential amenity of the area would not be detrimentally affected and therefore the proposal is compliant with Taunton Deane Local Plan Policies S1, S7 and EC6.

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:

