

24/2005/057

UNIQUE HOMES SW LTD

DEMOLITION OF DWELLING AND ERECTION OF REPLACEMENT DWELLING AND NEW GARAGE AT LISTOCK FARM, NORTH CURRY.

32752/23693

FULL

PROPOSAL

The proposal is for the demolition of a traditional two storey stone and slate farmhouse and its replacement with a new two storey dwelling and garage. The range of barns to the east of the farmhouse, were recently converted to separate dwellings. The access to the site off the highway would remain unaltered, utilising the farm drive. A new entrance would be provided at the northeastern end of the new dwelling with a driveway and turning along the boundary with the adjacent barn conversion. The new garage would be approximately 23 m to the rear with its gable end adjacent to the boundary with the barn conversions.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection to the previous application subject to conditions imposing the implementation of the scheme shown on the submitted drawings views awaited. ENGLISH NATURE bats and their roosts are protected species and it is an offence to destroy a bat roost. Evidence of a brown long eared maternity roost was found. A DEFRA Licence will need to be obtained prior to any work being carried out at the site that might effect the roost. English Nature will expect to see a method statement clearly stating how the bats will be protected through out development process and a mitigation proposal to maintain a favourable status for the bats that are affected by this proposal.

LANDSCAPE OFFICER no observations. NATURE CONSERVATION OFFICER this proposal would affect a bat maternity site and a swallow-nesting site. If permission is granted for demolition an alternative bat roost and swallow nest site must be provided. Works on site must be timed to avoid the summer months to minimise its impact on the protected species. It is essential to condition a strategy for the protection and provision of alternative roosts is provided.

PARISH COUNCIL raise objection to the proposal:- the dwelling fails to respect that which it replaces i.e. a traditional Somerset Longhouse, by virtue of its bulk, scale and detail.

POLICY CONTEXT

Somerset and Exmoor National Park Structure Plan Policies 9 and 49.

Taunton Deane Local Plan Policies H8 Outside the limits of a defined settlement, the demolition of an existing dwelling and its replacement with a new dwelling will not be permitted, unless: (A) the residential use of the existing building has not been abandoned; (B) either (1) the appearance of the existing dwelling is incompatible with a rural location or; (2) it would be uneconomic to bring the dwelling to an acceptable state of repair or standard of amenities; (C) it is a one-for-one replacement which is not substantially larger than the existing dwelling; and (D) the scale, design and layout of the proposal in its own right is compatible with the rural character of the area. EN 5 (Protected Species) M4 (Residential Parking Arrangements).

ASSESSMENT

The farmhouse was considered for listing by the Conservation Officer but was not considered to be suitable due to its poor state of repair. An Engineers report has been submitted with the application establishing that the existing building has both internal and external failings that would require significant rebuild/repair work to retain the building.

The proposed dwelling would be located in the same area of the site as the existing but would be moved 5 m to the south west and slightly angled back from the farm drive. This would allow for the access to be provided along the northeastern boundary and provide a greater gap between the dwelling and the closest barn conversion. The new dwelling would be slightly larger than the existing 308.5 sq m floor area and would be 354 sq m representing approximately 14% increase in the floor area (45.5 sq m). This is within the permitted development allowance for the existing dwelling. Most of this additional floor space would be provided at first floor level to provide an extra bedroom and en-suite. This is achieved by the creation of a double pitch to the northern elevation above the lean-to section of the existing dwelling. This is a traditional approach to extensions within the levels area and avoids a wide form of building that would create a bulkier building. The new dwelling would reinstate the main entrance to the southeastern elevation but would relocate the position of the entrance to the west of the dwelling with a pathway from the garage/turning area. The door and fenestration details are different from the existing. Generally, the windows would be of similar proportion to the existing although two pairs of French doors have been introduced in the southwestern elevation. The new carport would be sited with its gable parallel to the boundary with the new residential units created by the barn conversions. It would be approximately 4.6 m in height of which 2.6 m would be above the boundary wall. There would be approximately 12 m to the rear of the barn conversions.

The planning policy for replacement dwellings requires that it would be uneconomic to bring the building to an acceptable standard of repair. In this case the applicant has submitted a statement outlining the nature of the repairs and their excessive cost compared to a new build. This in addition to the Conservation Officer's opinion that it was not listable due to the amount and likely cost of repair that would be necessary have led me to conclude that it would be uneconomical to repair the building. Proposal considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, access as plan, access turning and parking prior to occupation, access and drive to be hard surfaced, details to be submitted and approved, timber recessed windows/door only, details of hard surfacing, no demolition works before submission of a strategy and provision of alternative roost for the protection of bats, No works from March-October, mitigation works to be submitted; removal of permitted development rights for extensions, ancillary buildings, fences and means of enclosure, carport for private, domestic use only. Note: It is an offence to destroy a bat roost whether the bats are absent or not, method statement/mitigation works to be based on up to date information/surveys on the bats/swallows.

Reason(s) for RECOMMENDATION:- It is considered that the proposed replacement dwelling would conform to the requirements of Taunton Deane Local Plan Policy H8.

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: