

42/2004/032

MR & MRS DIXON

**CONVERSION OF BARN TO A DWELLING, AND CONVERSION OF BARN TO RESIDENTIAL ANNEXE AND OFFICE, GREAT HERSWELL FARM, WEST BUCKLAND.**

18712/21806

FULL PERMISSION

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**PROPOSAL**

The proposal comprises the conversion of a single storey brick cattle building unit with profiled roof sheeting, to a 4 bedroomed dwelling, and the conversion of an adjacent single storey brick and pantile building to a 1 bedroomed annexe with office accommodation. An additional barn, sited between these two buildings would be demolished. Both properties are within the curtilage of Great Herswell Farm.

Structural surveys accompany the application which conclude that the buildings are generally in sound condition and suitable for conversion.

A wildlife survey has also been submitted, the conclusion of which indicates that there are no signs of the presence of bats or other legally protected mammal species such as badgers and dormice, but there is evidence of a number of old birds nests, and that slow worms and species of fauna or flora could be found.

**CONSULTATIONS AND REPRESENTATIONS**

PARISH COUNCIL approve of the application.

ENVIRONMENTAL HEALTH OFFICER recommends that conditions be imposed regarding contamination.

**POLICY CONTEXT**

Policy S1 seeks, inter alia, to safeguard visual amenity. Policy S2 seeks good design. Policy H9 accepts conversion to residential use provided, inter alia, the building is in keeping with its surroundings, and is capable of conversion without significant alteration. Policy H20 accepts in principle, conversions of appropriate buildings within the curtilage of a dwelling for ancillary accommodation.

**ASSESSMENT**

The building proposed to be converted to an annexe/ancillary accommodation is considered acceptable in accordance with Policy H20 of the Local Plan. The other building however, is of no particular vernacular architectural merit and is not in keeping with its rural surroundings. Its conversion to residential use is consequently considered unacceptable in accordance with Policy H9 of the Local Plan. Accordingly, the annexe conversion would have to be used in connection with Great Herswell Farmhouse.

## **RECOMMENDATION**

Permission be REFUSED for the reason that the building proposed to be converted to a dwelling is not of traditional character such as to warrant its conversion.

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

**CONTACT OFFICER: 356465 MR J GRANT**

NOTES: