

29/2002/008

**AGENDA ITEM NO. 12**

MRS I E CAMPBELL

**CHANGE OF USE OF BARN TO ANCILLARY ACCOMMODATION, ADDITION OF ROOFLIGHT AND ALTERATIONS TO BARN OPPOSITE LITTLEFIELDS, BISHOPSWOOD.**

25420/12680

FULL PERMISSION

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**PROPOSAL**

The proposal is for the change of use of the traditional stone barn situated to the north of Littlefields, across the lane from the dwellinghouse. The application proposes to renovate and repair the existing barn and change its use to ancillary accommodation, forming an artists studio for the family. The alterations include the corrugated sheeting on the south elevation being replaced by timber boarding and flintwork, a new rooflight and enlargement of window to original size in the east elevation, and a new door and frame in the west elevation.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY no observations. WESSEX WATER the proposal is not located within Wessex Water's drainage area; with regards to the water supply there is a water main in the vicinity, and it will be necessary for the developer to agree a point of connection onto the system, which can be done at the detail design stage. SOUTH WEST WATER views awaited.

PARISH COUNCIL views awaited.

**POLICY CONTEXT**

Taunton Deane Local Plan Revised Deposit Policy S1 includes general requirements for new developments. The proposal is considered to meet sub-section (D) of this policy in terms of its appearance, and the impact it would have on the surrounding buildings and street scene. Policy H9 of the same plan states that outside the defined limits of settlements, the conversion of buildings to residential use will not be permitted unless certain criteria are met. It is considered that the proposal meets the relevant criteria of this policy. Policy H20 of the plan contains criteria that conversions of buildings for ancillary accommodation should meet, and also states that where ancillary accommodation is permitted, planning control over the subsequent use or sale as a separate dwelling will be imposed. The proposal meets the criteria of this policy, and a condition is recommended to impose control over the subsequent use and sale of the property.

## **ASSESSMENT**

The site is situated to the south of the main village of Bishopswood, outside the settlement limits and within the Blackdown Hills Area of Outstanding Natural Beauty. A previous planning application for the conversion of the barn to a separate dwelling was refused planning permission in 1989. The barn was formerly used to house animals and as a store, and is traditional in its design and materials. It is considered that the conversion to ancillary accommodation for the main house is acceptable in terms of the impact on the area, meets the criteria of the relevant planning policies in the Taunton Deane Local Plan Revised Deposit, and will maintain a traditional barn within the countryside with an appropriate use.

## **RECOMMENDATION**

Subject to the satisfactory views of South West Water the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and if permission be GRANTED be subject to the conditions of materials, annex to be used as single family unit, no additional windows, no extensions. Notes re surface water, contact Environment Agency, contact Wessex Water.

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

**CONTACT OFFICER: 356465 MR C D WHITE**

NOTES: