

51/2006/008

MR M BRYANT

**CHANGE OF USE FROM A BARN TO FORM ANCILLARY ACCOMMODATION
AT HALES FARM, BURROWBRIDGE AS AMENDED BY LETTER DATED 14TH
AUGUST, 2006 WITH ATTACHED DRAWING NO. 2006/1/3A**

334658/131555

FULL

PROPOSAL

The barn is a substantial two storey building finished in brick and clay pan tiles. It is located at the northern edge of the curtilage of the main dwelling. The existing area of curtilage is also bound by another barn on its western edge forming a semi court yard effect. The barn on the western end of the curtilage has had planning consent for conversion into a two bedroom annexe (51/2003/003).

The application seeks consent for the change of use of the barn to provide ancillary accommodation in association with Hales Farm. The supporting statement states that the accommodation is to provide accommodation for the applicants daughter to enable her to continue working on the farm.

Amended plans were received which delete the provision of a separate kitchen within the proposed conversion. The amended plans consist of an entrance hall, lounge, WC on the ground floor and 2 bedrooms, a store and a bathroom on the first floor.

The proposed lounge on the ground floor opens into the curtilage of Hales Farm. The accommodation will also be accessed from a separate existing access from the north.

The application is before Members as the applicants wife is an employee of the Council.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objections to the proposal provided that the accommodation provided within the conversion is ancillary to the main dwelling.
ENVIRONMENTAL HEALTH OFFICER no objections subject to standard planning condition on identification and mitigation of contaminated land and standard note.
WESSEX WATER no objections.

PARISH COUNCIL no objections.

ONE LETTER OF SUPPORT has been received from an adjacent neighbour as the barn would fall into disrepair is unused.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 and STR6.

Taunton Deane Local Plan Policies S1, S2, H7, H18 and EN28.

ASSESSMENT

The main issues under consideration are the principal of conversion and the impact of the conversion on the character and appearance of the barn.

The submitted structural survey concludes that the barn is of substantial construction and capable of conversion without major reconstruction. The bat survey concludes that there is no evidence of any bat species using the barn.

Planning consent has been granted for the conversion of another barn to form ancillary accommodation within the curtilage of the dwelling. This consent provided two bedrooms and all facilities required for independent living.

However, on balance the addition of additional ancillary accommodation is acceptable following the deletion of an additional kitchen from the proposal. Such facilities are to be shared with the main dwelling. In addition the relationship between the proposed accommodation and the main dwelling is considered sufficiently close to the main dwelling for the proposed accommodation to function as an annexe.

The second consideration relates to the impact of the proposal on the character and appearance of the barn. Planning policies seek to protect the simple utilitarian appearance of rural barns and therefore overtly domestic features are considered detrimental to this character.

The original plans illustrate dormer windows to the east elevation. Amended plans have been requested illustrating the removal of the dormer windows and the replacement with two roof lights.

RECOMMENDATION

Subject to the receipt of satisfactory amending plans removing two of the dormer windows on the east elevation the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, ancillary accommodation, contamination, flood mitigation floor level and conservation rooflight. Notes re Wessex Water, flooding, septic tank, contamination.

REASON(S) FOR THE RECOMMENDATION:- The proposal by reason of its use, siting and materials respects the character of the area and the character and appearance of the barn. The proposal will cause no demonstrable harm to residential amenity in accordance with Taunton Deane Local Plan Policies S1, S2, S7 and H18.

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

CONTACT OFFICER: TEL: 356468 MR MICHAEL HICKS

NOTES: