

**APPEAL DECISION FOR COMMITTEE AGENDA – 08 FEBRUARY 2012**

APPEAL	PROPOSAL	REASON(S) FOR INITIAL DECISION	APPLICATION NUMBER	DECISION
APP/D3315/A/11/2156194/NWF	CHANGE OF USE OF AGRICULTURAL BARN TO FORM SINGLE DWELLING WITH ASSOCIATED ACCESS AND PARKING AT WHITMORE FARM, STAPLEGROVE	<p>The proposed development, by reason of its location outside any defined settlement limit is considered to be an inappropriate use in the rural area. Despite its proximity to the urban edge of Taunton, it would result in sporadic residential development in the open countryside and result in a dwelling whose occupiers are likely to be dependent on private cars for most of their daily needs. It is, therefore, contrary to policy S7 of the Taunton Deane Local Plan.</p> <p>The proposed barn conversion would require a significant amount of rebuilding to bring it into residential use. It, therefore, is contrary to Policy H7 of the Taunton Deane Local Plan.</p>	34/11/0002	<p>The Inspector considered the proposal constitutes a sustainable form of development. Permission was given to convert the barns to office use in 2009. Although the use of the private car would be likely, the proposed residential use would generate fewer vehicle trips compared with the permitted office use. He further considered all criteria would be met and appropriate conditions can be attached to ensure that the proposed residential curtilage would have no adverse impact on the rural character of the area. After consultation with Natural England, the Inspector concluded that, subject to appropriate conditions, the development proposed would not be likely to have an adverse effect on protected species. Conditions would also be attached regarding landscaping and no obstruction within the visibility splays. For these reasons the appeal was ALLOWED and planning permission will be granted.</p>

--	--	--	--	--

**TDLP** = Taunton Deane Local Plan **SENP** = Somerset & Exmoor National Park