

MR R LEITNER

**RETROSPECTIVE APPLICATION FOR RETENTION OF WALLS AND FENCES AT 1, 2 AND 3 CALWAYS BARN, MONUMENT ROAD, WELLINGTON AS AMENDED BY LETTER DATED 28TH JANUARY, 2002 WITH ACCOMPANYING DRAWING NO. 1154/01/3 ISS.2**

14440/18470

RETENTION OF BUILDINGS/WORKS ETC.

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**PROPOSAL**

The proposal is a retrospective application to retain fences and walls at a group of recently completed barn conversions. These comprise a 1.73 m high brick wall separating the barn conversions from the adjacent farmhouse, boundary treatment between the 3 barn conversions comprising a brick wall varying between 1.8 m and 2.1 m in height and a 1 m high post and rail fence and 1m high post and rail fence to the road frontage.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY the original planning application for the barn conversions at this location indicated a large grass verge across the site frontage, which offered no impediment to visibility from the accesses. Vehicle speeds on Monument Road are in the region of 40 mph and above, and the accesses onto this road should have minimum visibility splays of 120 m x 2.4 m. The walls and fences as constructed severely restrict visibility at the accesses to both Calways Barn and Calways Farm. Therefore recommend that the walls and fences are either lowered or set back such that there is no obstruction to visibility greater than 900 mm above adjoining road level within the above splay areas.

ONE LETTER OF OBJECTION wall between the barns and Calways farm is not high enough - under the impression that it was going to be 2 m high and concerned will be overlooked; understood all windows in barn conversion facing property were to be obscure glazed.

**POLICY CONTEXT**

Calways Barns are the result of a barn conversions scheme. Policies WD/SP/3 and WD/SP/4 of the West Deane Local Plan are therefore relevant. These policies indicate that change of use of buildings outside defined settlement limits will be allowed provided certain criteria are met. Two of these criteria are that the appearance structure and surroundings of the building would not be materially harmed and that there would be no harm to highway safety and the residential amenity of neighbouring properties. It is

considered that these criteria are met with the current proposal. Policy H9 of the Taunton Deane Local Plan Revised Deposit states that outside the defined limits of settlements, the conversion of buildings to residential use will not be permitted unless certain criteria are met. Two of these criteria are that the building is in keeping with its surroundings and it does not involve the creation of a residential curtilage which would harm the rural character of the area. It is considered that the relevant criteria are met with the proposal.

## **ASSESSMENT**

The proposal originally included a 1.85 m high panel fence along one of the boundaries. This has subsequently been amended to a 1m high post and rail fence which I find more acceptable. Although the strict requirements for visibility requested by the County Highway Authority are not met, I consider that in this rural location the visibility splays provided are appropriate. Whilst there is an intimate relationship between the barn conversions and the former farmhouse, this is to be expected in this form of development. Furthermore, the objector was the applicant for the barn conversions and the plans did not show obscure glazing to the windows facing Calways Farm.

## **RECOMMENDATION**

Permission be GRANTED.

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

**CONTACT OFFICER: 356461 MR J HAMER**

NOTES: