

MR &amp; MRS BOUCHER

**CONVERSION OF BARN TO FORM DWELLING AND ERECTION OF GARAGE TO SERVE FARMHOUSE AT HIGHER HUNTHAM FARM, BROAD LANE, NORTH CURRY AS AMENDED BY AGENTS LETTERS DATED 19TH NOVEMBER AND ATTACHED PLAN NO. ACA 365.04A (SITE PLAN) AND 30TH NOVEMBER, 2002 AND ATTACHED PLAN NO. ACA 365.03B**

33700/25840

FULL PERMISSION

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## **PROPOSAL**

The proposal is for the conversion of a traditional open-fronted barn with its traditional lean-to into a dwelling. The barn is built of stone with a tile roof and lies within the curtilage of a grade 2 listed farm house. The main farmhouse is located to the northeast of the proposed barn conversion adjacent to Huntham Road. The proposed dwelling would retain the use of the existing access to serve the conversion and associated barns and the farm would be run from the conversion. A new access with associated garaging would be provided to the north of the farmhouse to replace the loss of space to the east. The conversion utilises the existing openings to provide light and only 3 single openings on the northeast elevation are required to light the internal spaces. Either end of the barn would be in-filled with timber cladding and glass. These panels are recessed to retain the illusion of the former openings.

## **CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY raises a standard objection due to the unsustainable location of the barn.

DRAINAGE OFFICER no objection subject to note on the capacity of the existing septic tank and the required soak away standards. ENVIRONMENTAL HEALTH OFFICER no objection subject to a contaminated land condition and note.

PARISH COUNCIL no objection to the principal but do not accept the position of the new garages.

## **POLICY CONTEXT**

Somerset and Exmoor National Park Joint Structure Plan Review the following policies apply:- STR1, requiring proposals to be a sustainable development; Policy 9 this policy seeks the retention, maintenance and enhancement of historic buildings and their settings; Policy 39 requires development proposals to be compatible with the road network or, if not, to provide an acceptable improvement.

Taunton Deane Local Plan Revised Deposit the following policies apply:- S1, governing the general requirements of all development; H9, controls the detail of conversions of rural buildings; S8, governs development outside of settlement boundaries; M3a requires adequate parking for residential; EN17 protects the setting and integrity of the listed building.

## **ASSESSMENT**

Amended plans have been received which increase the amount of land that will accompany the Listed farmhouse and redesign the barn conversion to retain more of its original character. The applicant refuses to relocate the replacement access and garaging but this is not considered to warrant the refusal of the application. It is accepted that barn conversions will usually be in a non-sustainable location but the benefits of retaining the building in the landscape are considered to outweigh these considerations in such cases. Proposal considered acceptable.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of time limit, materials, schedule of works, parking for the conversion, provision of the new access and garages for the farmhouse prior to the occupation of the barn conversion, landscaping, contaminated land, details of boundary walls and fences, removal of permitted development rights for extensions (including porches), ancillary buildings, additional windows, walls and fences. Notes re barns and owls, contaminated land, lifetime homes, disabled persons, meter boxes, energy conservation, soak away and septic tank.

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

**CONTACT OFFICER: 356467 MRS J MOORE**

NOTES: