

49/2006/007

MR & MRS D JAY

CONVERSION OF BARN TO DWELLING, HIGHER GRANTS, FORD, WIVELISCOMBE.

08722/28623

FULL

PROPOSAL

The proposal relates to the conversion of a stone barn to living accommodation and the removal of attached modern, less vernacular agricultural buildings.

The application is accompanied by a structural survey which indicates that the barn is structurally sound. A wildlife survey also accompanies the application.

This application is accompanied by application 49/2006/006, also to be heard at this committee meeting, for a replacement dwelling adjacent to the barn. A garage subject to application 49/2006/005 has also been submitted and is due to be determined under delegated powers.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the site is remote from facilities and is likely to foster the need to travel however it is a matter for the Local Authority to decide whether the re-use of the barn outweighs transport policies that seek to reduce reliance on the private car. The development will use an existing substandard access and I would recommend that adequate visibility splays are incorporated.

NATURE CONSERVATION AND RESERVES OFFICER further survey work will be needed and a DEFRA licence prior to demolition due to the presence of bats. DRAINAGE OFFICER notes regarding soakaways and foul drainage.

PARISH COUNCIL objects to any new development in the open countryside including any change from current agricultural use and stress that the barn conversion should be assessed against the appropriate Local Plan policy and Planning Policy guidance, which should include considering non-residential uses.

POLICY CONTEXT

Policies S1 (general requirements), S2 (design), S7 (development outside settlement limits) and H7 (barn conversions) of the Taunton Deane Local Plan are relevant to this application.

ASSESSMENT

The proposal comprises the conversion of a traditional stone barn into a two storey, four bed-roomed dwelling. The conversion utilises existing openings with the

exception two small windows to the north elevation. The existing galvanised roof is also proposed to be replaced with a new slate roof incorporating 5 rooflight windows. Overall therefore the conversion is not considered to involve significant alterations or re-building. The proposal is considered not to harm the residential or visual amenity of the area nor harm the character and appearance of the barn, making the conversion in keeping with the surroundings. A wildlife survey has indicated the presence of protected species and appropriate mitigation measures are proposed.

The Parish Council have objected to the principle of the development due to its location outside of any settlement limit, however policy H7 provides specific provision for this form of development. The Parish Council rightly point out that commercial re-use of barns is preferred to residential use however this option was disregarded at the pre-application stage due to commercial traffic using the unsuitability of poor approach roads and junctions. It is also considered that Policy H7 outweighs the Highway Authority transport policies that seek to reduce reliance on the private car.

There are no neighbouring properties that would be detrimentally affected and the Nature Conservation and Reserves officer is satisfied that subject to further survey work and the issue of a DEFRA licence that bats will not be unduly harmed. and for the reasons above the proposal is recommended for approval.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, schedule of works to ensure stability, schedule of repairs, second hand materials, details of guttering, landscaping, hard landscaping, boundary treatments, GDO extensions, outbuildings, fencing, windows, contamination, 2 parking spaces, visibility, DEFRA licence, further protected species survey work and further survey for owls. Notes re awareness of bats on site, soakaways and foul drainage.

REASON(S) FOR RECOMMENDATION:- The building is worthy of retention and the approved scheme satisfactorily respects the traditional character of the building and would not harm visual or residential amenity and, accordingly, does not conflict with Taunton Deane Local Plan Policies S1, S2 and H7.

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

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NOTES: