

**OFFICER: Chris Pulsford (01935) 462072**

**APPL.NO: 07/01103/FUL APPLICATION TYPE: Full Application**

**PARISH: South Petherton WARD: SOUTH PETHERTON**

**DESCRIPTION: Demolition of lean-to shed, alterations and the erection of a rear extension to convert ciderhouse into dwelling (GR 343192/117134)**

**LOCATION: The Ciderhouse Farnham House North Street South Petherton Somerset TA13 5DA**

**APPLICANT: Mrs C Lowe**

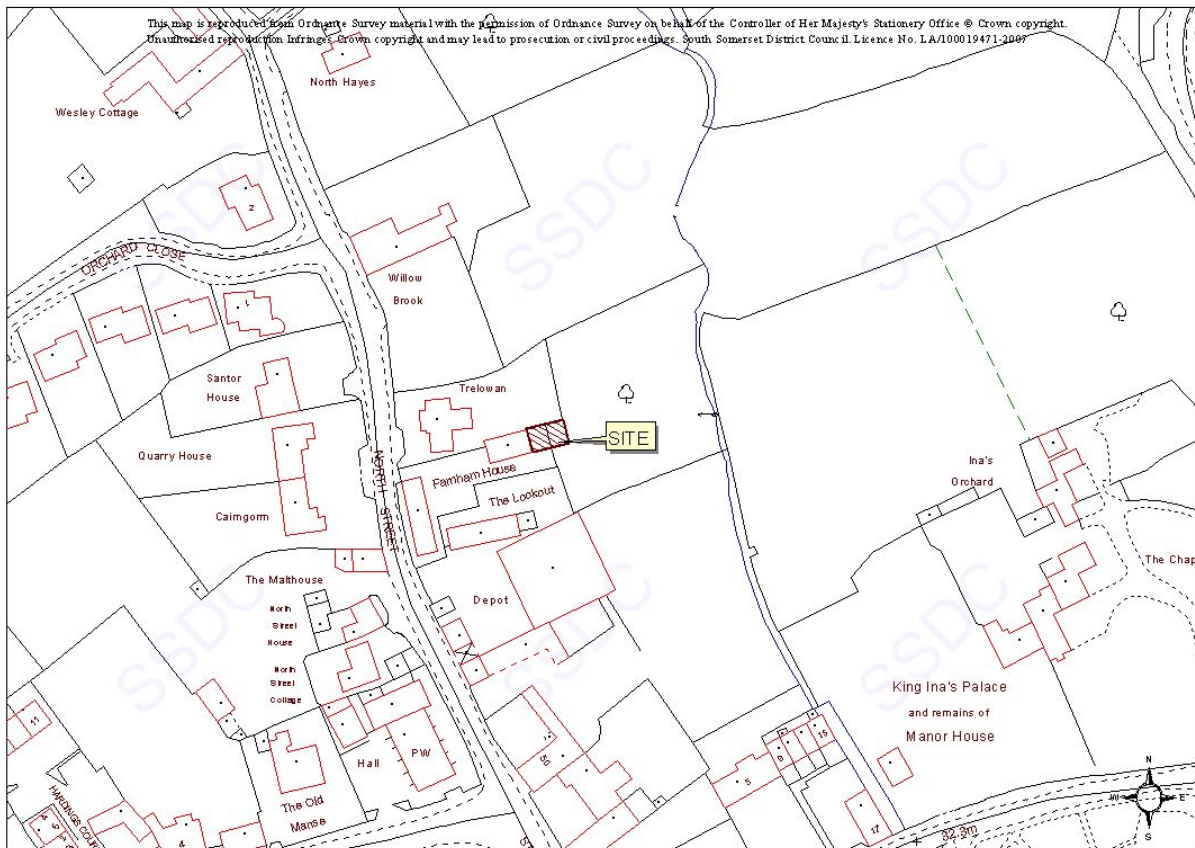
**AGENT: Lawray Partnership Manor Road Yeovil Somerset BA20 1UQ**

**DATE ACCEPTED: 2 April 2007**

### **Reason for Referral to Committee**

At the request of ward members to consider the highway safety implications.

### **Site Description and Proposal**



This is a 2 storey stone barn in the rear garden of Farnham House, a non-listed building within a Conservation Area. It lies within the Development Area defined in the Local Plan. A log-store at the end of the building would be demolished and replaced with a larger extension of single storey height but with accommodation in its roofspace. A 3 bedroom dwelling with integral garage would be formed.

Access to it would be the existing access to Farnham House, which would be shared and 2 parking spaces are to be provided in the retained garden for the existing house. The garden is to be divided by a low stone wall. The main elevation of the proposed house and therefore most of its windows face over the garden area i.e. its own and that to be retained by Farnham House.

## Relevant Site History

801415 - Conversion of building into dwelling and garages - refused 1980

850503 - Conversion of outbuilding into dwelling - refused 1985

852187 - S52 Determination re alterations and use of barn as a dwelling - refused 1985 and appeal dismissed

## Policies

Structure plan -	Policy 49, Transport Requirements of New Development
Local Plan -	ST5 General Principles of Development
	ST6 Quality of Development
	EH1 Development in Conservation Area

## Consultations

*Parish Council:*

No objections.

*County Archaeologist:*

No objections.

*County Highways:*

The Highway Authority have significant concerns regarding the means of access to the site. The access to the proposed development is via a narrow access of singular vehicle width and does not allow for the passing of two vehicles. As a result in times of conflict with the additional traffic that the proposal is likely to generate vehicles may be forced to manoeuvre on the highway at this point. Whilst it is acknowledged that vehicular speeds passing the site are slow, this would be unacceptable to the Highway Authority.

The visibility from the access onto North Street is also seriously restricted in either direction. This is due to the property that fronts the highway to the south and the presence of a boundary wall to the north. As a consequence the emerging of vehicles at this point is a serious highway safety concern.

The proposal to convert the existing building into a dwelling is likely to lead to a significant increase in the level of traffic using this substandard access and therefore, I would recommend that the application be refused on highway grounds for the following reasons as listed below:

## Considerations

Whilst this barn may be physically suitable for conversion, it has a close relationship with the existing dwelling. It is located in its back garden and has window and door openings in its south and west elevations, ground and first floor, facing over the garden and towards the house. These would light habitable rooms and would directly overlook the retained garden area and result in significant loss of privacy at close distance. The proposal to erect a low stone wall on the new boundary dividing the gardens would not prevent this.

It is acknowledged that an adjoining building on the other (south) side of the garden has permission for conversion to flats, and from the first floor windows of these it will be possible to look over the high boundary wall into the garden of Farnham House. However, the impact

of the current proposal is significantly worse and could not, in my view, be justified by the existing permission.

Moreover the use of the access at the side and rear of Farnham House would result in noise, disturbance and loss of privacy to the occupants of Farnham House.

In addition to the above the access is unsatisfactory to serve an additional dwelling, as stated by the Highway Authority.

### **Recommendation**

Application Refused.

1. The use of this building as a dwelling would result in significant mutual overlooking with and loss of privacy to Farnham House, and in noise and disturbance to that dwelling from the use of the access to it. The proposal is therefore contrary to the provision of Policy ST6 of the South Somerset Local Plan 2006.
  2. The proposal is contrary to Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review and Policy ST5 of the South Somerset Local Plan 2006 since the increased use of the existing access together with the generation of additional conflicting traffic movements, such as would result from the proposed development, would be prejudicial to road safety.
  3. The proposal is contrary to Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review and Policy ST5 of the South Somerset Local Plan 2006 since the access to the site does not incorporate the necessary visibility splays which are essential in the interests of highway safety.
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