

Area North Committee – 28 May 2014

## Officer Report On Planning Application: 14/01335/FUL

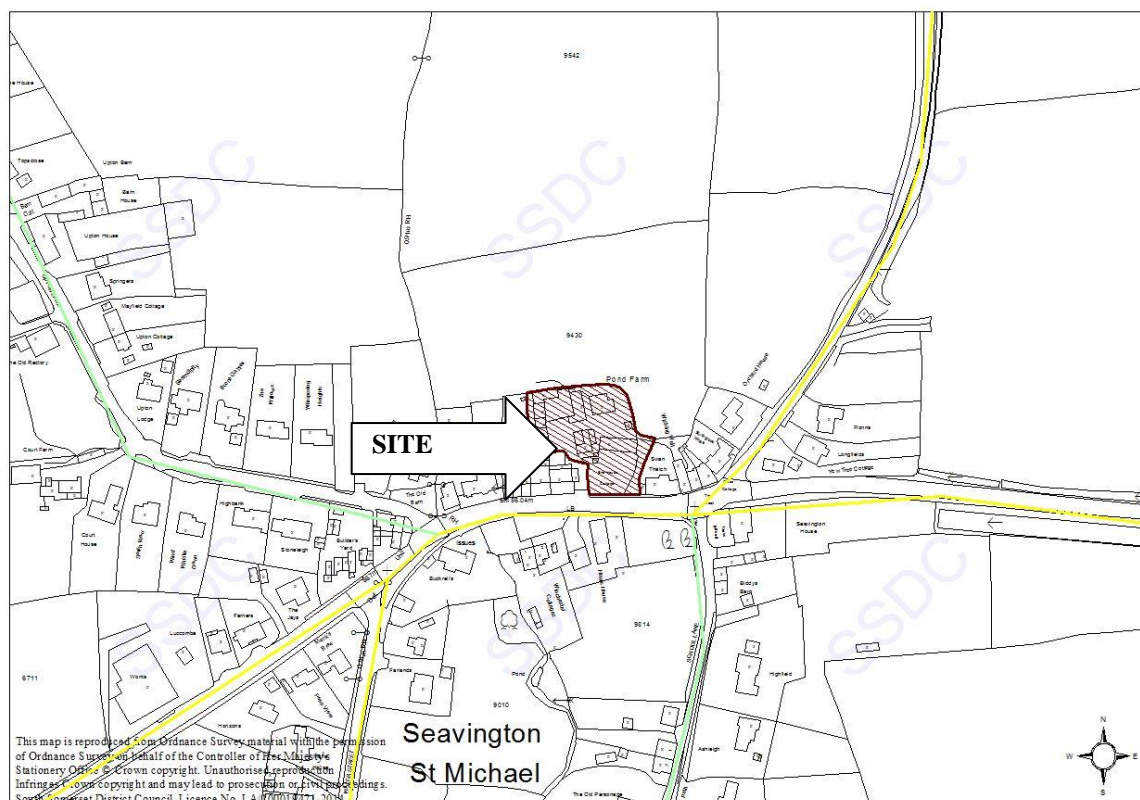
<b>Proposal :</b>	The conversion, extension and rebuild of redundant farm buildings to form 3 residential units, new dutch barn to form one residential dwelling and conversion of open barn to create garaging/workshop (Part retrospective). (GR 340950/115254)
<b>Site Address:</b>	Pond Farm, Old A303, Seavington St Michael.
<b>Parish:</b>	Seavington St Michael
<b>SOUTH PETHERTON Ward (SSDC Members)</b>	Cllr Paul Thompson Cllr Barry Walker
<b>Recommending Case Officer:</b>	John Millar Tel: (01935) 462465 Email: john.millar@southsomerset.gov.uk
<b>Target date :</b>	29th May 2014
<b>Applicant :</b>	Mr Mark Simmins
<b>Agent: (no agent if blank)</b>	Jackson Architects Ltd, Tithe House, Thurlbear, Taunton TA3 5BW
<b>Application Type :</b>	Minor Dwellings 1-9 site less than 1ha

### REASON FOR REFERRAL TO COMMITTEE

The application is for a residential development scheme that includes the provision of a new dwelling outside defined settlement limits and is therefore referred to Area North Committee, in accordance with the Council's adopted scheme of delegation, as it represents a departure from the saved policies of the local plan. It should also be noted that objections to the proposal have been received from local residents and the access arrangements do not fully accord with the County Council Highway Authority's Standing Advice.

### SITE DESCRIPTION AND PROPOSAL





The site is a former farm yard to the north of the Old A303, in the centre of Seavington St Michael and comprises a large mainly open fronted barn constructed from natural stone, which has now partially collapsed, a concrete block building, a couple of dilapidated open agricultural buildings and a portal frame, Dutch barn. The main stone built barn, backs onto and is attached to Pond Farm, a grade II listed building, and as such is considered to be listed too. The site lies to the rear of a terrace of listed cottages and the property to the east, Swan Thatch, is also listed.

The site lies partly within the local defined development area and partly outside of it and consists of land to the rear of Pond Farm and land to the east, which runs southwards to the public highway. A new vehicular access has been provided in the last few years, following the grant of planning permission 07/03402/FUL, which was for the conversion of the large stone barn (hereby referred to as Barn 1 and Barn 2), into two dwellings and the provision of a new vehicular access to serve the site. An existing concrete block building was to be retained for use as a B1 industrial unit associated with one of the approved dwellings. The stone building at the centre of the site (hereby referred to as the Stables) was not included within the scheme but was expected to come forward for development at some stage.

This proposal is made to replace the previously approved scheme. It includes the partial rebuilding and conversion of Barns 1 and 2 for residential purposes, the demolition of the B1 industrial building and further extension of Barn 2, the rebuilding and conversion of the stables for residential use, the erection of a new dwelling in the form of a Dutch barn and the conversion of The Byre to provide garaging for the new dwelling..

## HISTORY

14/01336/LBC: The conversion, extension and rebuild of redundant farm buildings to form 3 residential units, new Dutch barn to form one residential dwelling - pending

consideration.

07/03402/FUL: Conversion of redundant farm buildings (Unit A) into 2 no. residential units with associated B1 workshop - Permitted with conditions (Refused but subsequently allowed at appeal).

07/03404/LBC: Conversion of redundant farm buildings (Unit A) into 2 no. residential units with associated B1 workshop (unit B) - Permitted with conditions.

## **POLICY**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that decision must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise,

### **Relevant Development Plan Documents**

South Somerset Local Plan 2006:

ST3 - Development Areas

ST5 - General Principles of Development

ST6 - The Quality of Development

EC3 - Landscape Character

EC8 - Protected Species

EH3 - Listed Buildings

EH5 - Development Proposals Affecting the Setting of Listed Buildings

EP9 - Control of other Potentially Polluting Uses

### **Policy-related Material Considerations**

National Planning Policy Framework (March 2012):

Core Planning Principles - Paragraph 17

Chapter 4 - Promoting Sustainable Transport

Chapter 6 - Delivering a Wide Choice of High Quality Homes

Chapter 7 - Requiring Good Design

Chapter 10 - Climate Change and Flooding

Chapter 11 - Conserving and Enhancing the Natural Environment

Chapter 12 - Conserving and Enhancing the Historic Environment

## **OTHER POLICY CONSIDERATIONS**

Recent appeal decisions at Verrington Hospital (11/02835/OUT) and Slades Hill (12/03277/OUT) - have established that the District Council does not have a demonstrably deliverable 5 year housing land supply. In such circumstances, the National Planning Policy Framework (NPPF) advises that relevant policies for the supply of housing should not be considered up to date (NPPF para. 49) and housing applications should be considered in the context of the presumption in favour of development. In this Council's case, the principal effect is that saved policy ST3 (Development Areas) no longer applies in relation to housing or mixed use proposals which should not be refused simply on the basis that they are outside Settlement Limits.

## **CONSULTATIONS**

**Parish Council:** The proposal has the full support of the Parish Council.

**SSDC Technical Services:** You are aware of previous concerns regarding the watercourse that runs along the eastern boundary of this site and discussions in this respect were held because of concerns that it had been piped. This watercourse has now been reinstated and provided it remains so I don't have any significant concerns about the development proposals.

I note that the proposals include for use of soakaways and sustainable drainage systems to deal with surface water run-off and I am satisfied with this arrangement.

**County Highway Authority:** County Council Standing Advice should be applied, specifically provision of appropriate visibility splays (2.4m x 43m), properly consolidated access, positive drainage arrangements to ensure no surface water runoff onto the public highway and appropriate parking and turning provision on-site.

**County Archaeology:** No objections on archaeological grounds.

**SSDC Ecologist:** I've noted the bat survey (Pete Banfield, March 2014). This didn't identify any particularly significant wildlife issues.

NPPF (para.118) expects development to deliver some enhancement for biodiversity, through taking opportunities to incorporate features beneficial for wildlife (e.g. native species planting, bird boxes) within new developments. I therefore recommend that any consent should include a condition requiring details of measures for the enhancement of biodiversity to be submitted for approval and subsequently implemented:

*Details of measures for the enhancement of biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement measures shall be implemented in accordance with the approved details unless otherwise approved in writing by the local planning authority.*

*Reason: For the enhancement of biodiversity in accordance with NPPF.*

**SSDC Conservation Officer:** No objections in principle. Much of the success of the scheme will be in the detailing so you should ensure you condition accordingly.

## REPRESENTATIONS

The application has been advertised by press and site notice for the requisite period. Letters of objection have been raised from five local residents and a further letter has been received raising concerns about elements of the proposal. The main points of concern are listed below:

- There is a lack of solid boundary shown on the west boundary of the site, for the purposes of providing privacy for the occupiers of 1, 2 and 3 Park View and Barns 1 and 2.
- The ridge heights of Barns 1 and 2 are unclear from the plans.
- Will there be a loss of parking for Pond Farm House and End House Cottage.
- The proposal will remove the rural views that the adjoining property has enjoyed for a period of time.
- The new drive is not of sufficient width for the increased volume of traffic. Furthermore the distance between End House Cottage and the stable conversion is insufficient to allow two vehicles to pass, creating a bottle neck.
- The number of vehicles using the new drive will cause disturbance to the occupiers of End House Cottage.
- The bat and bird survey indicates no evidence of bat activity or bird nesting. Until recently the barns were used for swallows and a pair of barn owls have been

- present in the stables and the top barn.
- The development appears to have been designed to offer the residents of the Dutch barn privacy to the detriment of the occupiers of the barn conversion and neighbouring properties.
  - The Dutch barn is out of keeping with the area and will have an adverse impact on the listed site, particularly as viewed from properties to the east. It is also felt that it will dominate the views of residents to the east.
  - The east elevation of the Dutch barn has large openings and a balcony with views that will overlook the properties and gardens to the east. Furthermore, balconies are not features of Dutch barns so the proposed first floor terrace should be removed.
  - It is considered that the provision of the Dutch barn is contrary to planning policy and should not be approved. Furthermore, it is felt that there is no historical or architectural merit in the retention or rebuilding of a Dutch barn.
  - The B1 industrial unit should be retained as it will help sustain the vitality of the community more than the provision of a new dwelling.
  - The access and existing pedestrian island are concealed from the next junction to the east (David's Lane and Main Road) and visibility from this junction is very poor. Vehicles waiting to pull into the site, while others leave, will cause a hazard to road users and delivery vehicles will find it difficult to enter the site due to the presence of the pedestrian island. There is also no facility for larger vehicles to turn within the site, particularly as the larger turning area previously proposed will be taken up by the proposed Dutch barn development. It is considered that the site layout will make it more likely that vehicles will not leave the site in a forward gear, to the detriment of highway safety. Increased usage of the access is also considered to be a risk to highway safety.
  - The increased number of houses could add to existing pressures on on-street parking spaces, which are very limited.

## CONSIDERATIONS

### Principle of Development

The application relates to the conversion, partial rebuild and extension of a set of redundant barns to provide three units of residential accommodation, the provision of a new build 'Dutch Barn' type development on the footprint of an existing redundant Dutch barn and the conversion of another single storey, open fronted barn for garaging and storage. The application effectively replaces a scheme approved under planning permission 07/03042/FUL, which related to the conversion of some of the barns to provide two units of residential accommodation and one associated unit for B1 business use, along with the provision of a new vehicular access onto the Old A303.

The site is located on the north edge of the village defined development area, with the building referred to as Barn 2, and the Dutch barn, being outside of defined development limits. The rest of the site is within defined development limits. Local and national planning policy considerations have changed substantially since the previous scheme was approved, particularly in respect to the approach taken when considering development outside of development limits and the conversion of existing redundant farm buildings.

In terms of principle, the site is located beyond any defined development area, where residential development is normally strictly controlled by local and national planning policies. However mindful of the council's lack of a demonstrable 5 year housing land supply the application needs to be considered on its merit in terms whether this is a sustainable location for development, what benefits the development would bring to the

local community and whether there are any site specific objections.

As a starting point, the site comprises a group of large barns within a redundant farm yard, which is considered to be previously used land. It lies towards the centre of Seavington St Michael, which is defined as a 'Village' by saved policy ST2 and is therefore a generally sustainable location, where development is acceptable in principle. Therefore development of land adjoining the development area may be able to be supported where it responds to local circumstances, such as affordable housing requirements or in the case of open market housing, where it can be demonstrated that it will enhance or maintain the vitality of the rural community. In this particular case, the site is previously used land and as a result of the condition of the existing structures and the related heritage assets, it is considered that a well-designed high quality residential development would be likely to bring about an improvement in the built environment. Furthermore, it is felt that a residential development would assist in maintaining the vitality of the village and its services such as the Volunteer Inn public house and the Village Stoke and Café. As well as being located in close proximity to these services, there are also public transport links to the surrounding Towns and Rural Centres.

It is noted that the previous scheme also allowed for the conversion of a concrete block building for use as a B1 business unit, an element of the scheme which is no longer included, with the intention to replace this building with an extension to enlarge Barn 2. There are no policy grounds for requiring a business element within the scheme, as need to consider commercial uses for redundant buildings outside defined development limits is no longer relevant. As referred to above, the development at the edge of defined development limits, within more sustainable locations can be supported, where circumstances allow.

After careful consideration, the proposed development is deemed to accord with the objectives of sustainable development, as set out within the emerging local plan and the NPPF and to be, in principle acceptable, subject to the following considerations.

### **Scale, Appearance and Historic Context**

Barns 1 and 2 are attached to Pond Farm, one of the grade II listed building to the south and as such are considered to be listed. Likewise, the other buildings within the site, including The Stable and The Byre are considered to be listed by association as curtilage structures.

At the time of the previous application being considered, Barns 1 and 2 were considered to be generally structurally sound and capable of conversion, however the roof of Barn 1 collapsed prior to the appeal decision against initial refusal. Despite this, the conversion and rebuild was approved by the Planning Inspector and the site is in much the same condition now. The need to be able to convert the buildings without major reconstruction is not strictly relevant as this part of the site is within the development area and its rebuilding is considered appropriate in order to maintain the historic context of the site and the within the village context and to maintain the historic interests of the heritage asset. The north and west elevations are solid ham stone walls, which are still present and sound, and the east and south elevations are open fronted, with the intention to infill with stone and timber cladding. The roof of Barn 1 will be rebuilt to the same height as before. It is also intended to retain the existing ridge height of Barn 2.

It is proposed to extend Barn 2 to the West and then southwards at single storey level to enclose the yard and replace the existing concrete building, which has no architectural or historic merits. This extension is considered to be acceptable as it will improve the appearance of the site and create a more traditional courtyard setting. There are more openings proposed within the building than previously approved, however the design of

the proposal is considered to be acceptable and appropriately respect to the traditional form of the buildings, without having any adverse impact on its setting or character or that of the main listed building.

The Stable conversion was not included within the previous scheme and there has been an intention to demolish the building in the past, however the Council's Conservation Officer has been resistant to this, as the building does have some historical merit, despite its poor state at present. As such, the proposed conversion and rebuilding is considered acceptable in principle, particularly as it will enhance the heritage asset in providing a use for this pleasant building. The proposed extension is also considered appropriate as it replicates a former feature of the building, which is evidenced by historic images provided in support of the application.

The other building within the site for conversion is the Byre, which will provide garaging and storage for the proposed Dutch barn development. It is proposed to retain the fine red brick wall at the back of the building, which is of historic importance as a good quality curtilage structure. It is proposed to rebuild the roof and lean to element to the north. As well as retaining a historic feature that is of prominence within the site and visible from public view, the building will also effectively enclose the sub-divided site to the north.

The proposed Dutch barn development is a completely new build element that is to be sited on the footprint of an existing derelict open barn. It is designed to retain the scale of an agricultural building, with the timber cladding below intended to have the appearance of straw bales. Visually, this is clearly a contemporary building that varies in appearance and materials from the more traditional context of the remainder of the scheme, however this in itself is not considered to be unacceptable. Objections have been received from some local residents, concerned about the design of this building. It has been suggested that the design is inappropriate and will adversely affect the traditional nature of the site and the wider village context. Notwithstanding these objections, the scale, mass and proportions of this proposed dwelling are considered to be acceptable. This part of the site is separated by the subdivision of the rest of the development, however it is still considered to retain an agricultural scale that fits comfortably with the setting of the site and the wider area, despite the contemporary approach taken. Furthermore, the presence of The Byre conversion and proposed planting along the east boundary of the site will reduce the visual impact beyond the site itself.

The Council's Conservation Officer has considered all elements of the scheme and has raised no objections, subject to the conditioning of the details for the finish of the development. It is also noted that the applicant has carried out pre-application discussions with officers and the scheme that has been submitted, is in line with those discussions.

Overall, the scheme is considered to be sensitively designed to respect the historic layout of the traditional farmyard and the setting of the heritage assets. It is further considered to enhance this dilapidated site as well as the appearance of the wider area.

### **Highway Safety**

The site is accessed directly off the Old A303, which is a classified 'C' Road. New access was approved in relation to the previously approved scheme and has subsequently been fully installed. Objections were previously received in relation to the potential impact on highway safety, on the basis that it would be dangerous due to limited visibility and that the access will be close to an existing pedestrian crossing with bollards, potentially increasing risk to pedestrians and preventing vehicles using the access properly. At the time, the Highway Authority considered the access arrangements to be acceptable, as did the Planning Inspector, despite failing to include the necessary

levels of visibility to fully accord with the usual highway safety requirements. This was based on the new arrangements providing a vastly improved access to the site, as all previous domestic and agricultural movements would have used the very substandard access alongside End House Cottage.

Objections have been received in relation to this new proposal for similar reasons as before. Concerns are also raised that increased usage of the access will be harmful to highway safety and that the drive within the site is of insufficient width to allow vehicles to pass, potentially leading to vehicles backing up within the site or at the site entrance. There is also concern that there is inadequate parking provision associated with both 3 Pond Farm and End House Cottage.

In considering the highway safety issues, the County Council Highway Authority has referred to their Standing Advice. Most of the requirements can be achieved, with a properly consolidated surface being proposed over the first 10m of the access, sufficient parking spaces to accord with the County Parking Strategy and appropriate turning facilities being provided within the site.

There are two areas where the Highway Standing Advice is not fully met. These are in relation to the levels of visibility from the existing access and the width of the drive within the site.

Firstly considering visibility, it is noted that the Standing Advice requires a visibility Splay of 43m in each direction. This is achieved to the west but unable to be achieved to the east. Despite this reduction in the usual highway visibility requirements, it should be noted that the current arrangements were considered acceptable previously due to the improvement provided as a result of the laying out of a new access, thus removing the need to use the other poor access, which served the yard previously. The improved access arrangements to the site as a whole were considered to be acceptable and in this case it is not considered that the additional usage would be significantly greater than approved to warrant refusal. It is also noted that the proposed development includes the removal of the industrial element, which in turn will reduce the type of vehicle movements that may be associated with a business use, such as larger vehicles making commercial deliveries, etc.

In regard to the width of the access, this again is similar to that previously approved. While the majority of the access and drive does not meet the recommended width of 5m, there are areas close to the access and within the courtyard complex, where two vehicles can comfortably pass. Furthermore, the open frontage will allow drivers to have a clear view of the access and drive, allowing them to view other drivers and stop appropriately to allow passing. For these reasons and on the basis that the usage is not considered to be significantly different to the previously approved scheme, it is considered that the lack of full accordance with Standing Advice, will not have a detrimental impact on highway safety.

In considering the parking arrangements for 3 Pond Farm and End House Cottage, it is noted that the levels of parking provided in relation to these properties remain the same. The development will not displace parking for End House Cottage and 3 Pond Farm will retain the same parking as previously approved.

### **Residential Amenity**

The proposed barn conversions are arranged so that openings look onto the open courtyard or private enclosed amenity space. The design and orientation of the buildings means that there will not be any overlooking of existing gardens or neighbouring properties. Where there is the risk of overlooking, this is sufficiently mitigated by the



presence of boundary treatments, such as the west boundary demarcating the curtilage to the rear of Barns 1 and 2. While the openings will not overlook the rear of the nearby properties to the west, they do face towards the rear gardens of these properties. It has however been confirmed that a 1.8m fence is proposed to protect the amenity of both neighbours and future occupiers of the proposed dwellings. A condition is suggested to require these boundary treatments to be provided prior to occupation of any of the dwellings and also for them to be maintained in the same form in the future.

A question has been asked as to whether the rebuilt Barn 1 and Barn 2 would have an increased height, which could potentially increase the risk of overshadowing or overbearing impact, however it has been confirmed that the ridge heights will not be increased.

The occupier of End House Cottage has objected on the grounds that the drive into the courtyard will pass close to the rear of the property, causing unacceptable disturbance. While this proximity is acknowledged, it is noted that the existing drive serving 3 Pond Farm and the existing agricultural site already passes right up to the side of End House Cottage. The new drive is set further back than the access along the side and in any case, it is not considered that the proposed arrangements would lead to levels of disturbance that would unacceptable harm residential amenity.

Objections have also been received from the occupiers of a dwelling to the east of the site, Orchard House, in respect to the propose Dutch barn dwelling. These cite direct overlooking from openings and a proposed balcony on the east and north elevations of the dwelling and also a dominant impact on the outlook of the occupiers of this neighbouring dwelling. Having considered these observations, it is noted that the proposed dwelling is orientated set further to the north than the properties to the east and orientated so there is no direct views of the rear gardens or dwellings. The Dutch barn is also in excess of 50m away from the objector's property. Further mitigation is proposed in the form of new planting along the east boundary of the Dutch barn curtilage.

Overall, it is not considered that any elements of the development scheme will cause unacceptable harm to the residential amenities of other local residents.

### **Other Issues**

A Bat survey has been supplied with the application, which didn't identify the use of existing buildings by bats and or birds. The Council's Ecologist has considered the survey and does not feel that the proposal will lead to any significant risk to ecology on site. As such no objections are raised, although a condition is recommended for biodiversity enhancements to be provided on site. A neighbour has however disputed this and advised that birds have nested in recent years. While it is not considered appropriate to dispute the findings of the survey, other non-planning legislation offers further protection for protected species and nesting birds. Informative will also be attached to any permission to ensure that the developer is full aware of their duties in this respect.

Previous concerns have been raised in relation to the disposal of surface water from the site and the impact of the proposal on an existing watercourse running along the east side of the site and existing storm drains within the public highway. This particular matter has been dealt with following the recent addition of a culvert into the highway drains and the reinstatement of the watercourse. Details will be sought in respect to the drainage details for the site as a whole, however the Council's Drainage Engineer is satisfied that the use of soakaways and sustainable drainage systems, as indicated will satisfactorily address and surface water run-off issues.

## Conclusion

Overall the proposed barn conversion scheme and associated works, including provision of a new access and alterations to the roadside boundary wall are acceptable and are considered to have no adverse impact on the traditional character or setting of the barns and no adverse effect on the character of the listed buildings, their setting or any features of special architectural or historic interest. It is also considered that there will be no significant harm caused to the residential amenity of the occupiers of neighbouring properties or to highway safety.

Therefore, the recommendation to members is to grant planning permission for the proposed development.

## RECOMMENDATION

Grant permission with conditions

01. The proposed redevelopment of this site is considered to be an acceptable re-use of previously used land that will respect and relate to the immediate setting and would contribute to the council's housing supply. Furthermore, the site is considered to be reasonably capable of accommodating the proposed development, without demonstrable harm to the character and appearance of the traditional buildings, the setting of the nearby and attached listed buildings, visual or residential amenity, ecology and highway safety. As such the proposed development is considered to accord with the aims and objectives of saved policies ST3, ST5, ST6, EC3, EC5, EC8, EH3 and EH5 of the South Somerset Local Plan and the provisions of chapters 4, 6, 7, 10, 11 and 12 and the core planning principles of the National Planning Policy Framework.

### SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted plans and specifications as amended by drawings '001 Rev A' and '011 Rev C', received 3rd April 2014 and '006 Rev D', received 30th April 2014 and '010 Rev D', received 6th May 2014.

Reason: For the avoidance of doubt as to the development authorised as the submitted proposal has been amended.

03. No work shall be carried out on site unless particulars of the materials (including the provision of samples to be used for all external walls, roofs and new boundary walls) have been submitted to and approved in writing by the Local Planning Authority. Such particulars will include the detailed finish (rough sawn, hand tooled, roughcast, etc). Slate hooks shall not be used.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the traditional buildings and the listed buildings, in accordance saved policies ST5, ST6, EH3 and EH5 of the South Somerset Local Plan 2006

and the provisions of chapters 7 and 12 of the National Planning Policy Framework.

04. No work shall be carried out on site unless full details the new natural stonework walls, including the materials, coursing, bonding, mortar profile, colour, and texture along with a written detail of the mortar mix, have been provided in writing; this shall be supported with a sample panel to be made available on site and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the agreed details, and the sample panel shall remain available for inspection throughout the duration of the work.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the traditional buildings and the listed buildings, in accordance saved policies ST5, ST6, EH3 and EH5 of the South Somerset Local Plan 2006 and the provisions of chapters 7 and 12 of the National Planning Policy Framework.

05. No works shall be undertaken on site unless the following details have been submitted and a sample panel provided on site for inspection and written approval of the Local Planning Authority:
- a) Full details, including elevational drawings, to indicate the areas of existing natural stone walls to be repointed.
  - b) Details of the method of removal of existing pointing. In this regard mechanical tools shall not be used,
  - c) Details of the mortar mix, and
  - d) A sample panel of new pointing that shall be carried out in the agreed mortar.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the traditional buildings and the listed buildings, in accordance saved policies ST5, ST6, EH3 and EH5 of the South Somerset Local Plan 2006 and the provisions of chapters 7 and 12 of the National Planning Policy Framework.

06. No work shall be carried out on site unless details of the design, materials and external finish for all new doors, windows, boarding and openings have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the traditional buildings and the listed buildings, in accordance saved policies ST5, ST6, EH3 and EH5 of the South Somerset Local Plan 2006 and the provisions of chapters 7 and 12 of the National Planning Policy Framework.

07. The windows and doors comprised in the development hereby permitted shall be recessed in accordance with details to be submitted to and approved in writing with the Local Planning Authority before any work on the development hereby permitted is commenced.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the traditional buildings and the listed buildings, in accordance saved policies ST5, ST6, EH3 and EH5 of the South Somerset Local Plan 2006 and the provisions of chapters 7 and 12 of the National Planning Policy Framework.

08. No work shall be carried out on site unless design details of all roof eaves, verges and abutments, including detail drawings at a scale of 1:5, and details of all new cast metal guttering, down pipes, other rainwater goods, and external plumbing have been submitted to and approved in writing by the Local Planning Authority. Such details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the traditional buildings and the listed buildings, in accordance saved policies ST5, ST6, EH3 and EH5 of the South Somerset Local Plan 2006 and the provisions of chapters 7 and 12 of the National Planning Policy Framework.

09. No work shall be carried out on site unless details of the roof lights have been submitted to and agreed in writing by the Local Planning Authority. Unless otherwise agreed in writing, the roof lights shall be top hung and flush with the roof covering. Such approved details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the traditional buildings and the listed buildings, in accordance saved policies ST5, ST6, EH3 and EH5 of the South Somerset Local Plan 2006 and the provisions of chapters 7 and 12 of the National Planning Policy Framework.

10. No works are to be undertaken to any structural timbers until details of any alteration have been submitted to and approved in writing by the Local Planning Authority. The works will only be undertaken in accordance with the agreed details, and if found to be impracticable will cease until an alternative has been agreed. Any intervention into historic fabric will be minimal with the introduction of additional timber or steel to the structure always being preferred to the replacement of timber.

Reason: In the interests of the special architectural and historic interests of the listed building, in accordance with saved policies EH3 and EH5 of the South Somerset Local Plan 2006 and the provisions of chapter 12 of the National Planning Policy Framework.

11. No work shall be carried out on site unless details of all new services to all bathrooms, kitchens etc, including details of routes of foul water and any ventilation or extraction have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed building, in accordance with saved policies EH3 and EH5 of the South Somerset Local Plan 2006 and the provisions of chapter 12 of the National Planning Policy Framework.

12. No work shall be carried out on site unless details of all new and replacement plasters, renders, floor surfaces, ceilings etc, including any making good of any existing structure abutting any of those to be demolished, have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of the special architectural and historic interests of the listed building, in accordance with saved policies EH3 and EH5 of the South Somerset Local Plan 2006 and the provisions of chapter 12 of the National Planning Policy Framework.

13. All electrical and telephone services to the development shall be run underground. All service intakes to the dwelling(s) shall be run internally and not visible on the exterior. All meter cupboards and gas boxes shall be positioned on the dwelling(s) in accordance with details, which shall have been previously submitted to and approved in writing by the local planning authority and thereafter retained in such form. All soil and waste plumbing shall be run internally and shall not be visible on the exterior unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the traditional buildings and the listed buildings, in accordance saved policies ST5, ST6, EH3 and EH5 of the South Somerset Local Plan 2006 and the provisions of chapters 7 and 12 of the National Planning Policy Framework.

14. The specifications, including position and material finish, of all boundary treatments and means of sub-division of the site, shall be carried out in accordance with details as indicated on approved plan '006 Rev D' and correspondence dated 30th April 2014.. The approved boundary treatments shall be installed prior to the first occupation of any of the dwellings hereby approved and once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual and residential amenity and to safeguard the character and appearance of the traditional buildings and the listed buildings, in accordance saved policies ST5, ST6, EH3 and EH5 of the South Somerset Local Plan 2006 and the provisions of chapters 7, 12 and the core planning principles of the National Planning Policy Framework.

15. The finished floor levels and ridge heights of the dwellings hereby permitted shall be carried out in accordance with the details submitted on approved plans '006 Rev D', '010 Rev D' and '011 Rev C'. Such approved details, shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual and residential amenity and to safeguard the character and appearance of the traditional buildings and the listed buildings, in accordance saved policies ST5, ST6, EH3 and EH5 of the South Somerset Local Plan 2006 and the provisions of chapters 7, 12 and the core planning principles of the National Planning Policy Framework.

16. Details of measures for the enhancement of biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement measures shall be implemented in accordance with the approved details unless otherwise approved in writing by the local planning authority.

Reason: For the enhancement of biodiversity, in accordance with saved policy EC8 of the South Somerset Local Plan and the provisions of chapter 11 of the National Planning Policy Framework.

17. The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping (planting), which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures

for their protection in the course of the development, as well as details of any changes proposed in existing ground levels; all planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the traditional buildings and the listed buildings, in accordance saved policies ST5, ST6, EH3 and EH5 of the South Somerset Local Plan 2006 and the provisions of chapters 7 and 12 of the National Planning Policy Framework.

18. The areas allocated for parking and turning on approved plan '006 Rev D', shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety, in accordance with saved policy ST5 of the South Somerset Local Plan and chapter 4 of the National Planning Policy Framework.

19. The proposed access over at least the first 10.0m of its length, as measured from the edge of the adjoining carriageway, shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety, in accordance with saved policy ST5 of the South Somerset Local Plan and chapter 4 of the National Planning Policy Framework.

20. Before the development hereby permitted is commenced, foul and surface water drainage details to serve the development, shall be submitted to and approved in writing by the Local Planning Authority and such approved drainage details shall be completed and become fully operational before the development hereby permitted is first brought into use. This shall include details measures to prevent discharge of surface water onto the highway or elsewhere beyond the site. Following its installation such approved scheme shall be permanently retained and maintained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity, highway safety and to protect the local water environment, in accordance with saved policies ST5, ST6 and EP9 of the South Somerset Local Plan 2006 and the provisions of chapters 4, 10 and the core planning principles of the National Planning Policy Framework.

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, including dormer windows, or other openings (including doors) shall be formed in the dwellings hereby permitted, or other external alteration made without the prior express grant of planning permission.

Reason: In the interests of visual and residential amenity and to safeguard the character and appearance of the traditional buildings and the listed buildings, in

accordance saved policies ST5, ST6, EH3 and EH5 of the South Somerset Local Plan 2006 and the provisions of chapters 7, 12 and the core planning principles of the National Planning Policy Framework.

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwellings hereby permitted without the prior express grant of planning permission.

Reason: In the interests of visual and residential amenity and to safeguard the character and appearance of the traditional buildings and the listed buildings, in accordance saved policies ST5, ST6, EH3 and EH5 of the South Somerset Local Plan 2006 and the provisions of chapters 7, 12 and the core planning principles of the National Planning Policy Framework.

### **Informatives:**

#### **01. Bat informative for applicants, agents and contractors**

There is a reasonable possibility that the roof space or structure of this property may be used by bats. We would therefore like to draw your attention to the following:

The applicant and contractors should be aware that all bats are fully protected by law under the Wildlife and Countryside Act 1981 (as amended) and under European legislation.

Should a bat or bats be encountered whilst work is being carried out on the property, work should cease immediately and advice should be sought from the Government's advisers on wildlife, Natural England (tel. Batline 0870 833 9210). You should also seek further advice before commencing work if you know your property is used by bats.

#### **When working on the property...**

Special care should be taken when roof tiles or slates are removed (advise removing by hand and checking underside for bats before stacking, particularly the ones over the gable ends and ridge tiles.) Eaves and external cladding may also provide roost opportunities for bats and should be disturbed with care. As a further precaution, undertaking roof work during the months of March - May or September - November will avoid the main hibernation and breeding seasons when bats are most sensitive to disturbance.

Bats should preferably not be handled (and not unless with gloves) but should be left in place, gently covered, until advice is obtained.

#### **Bats in Britain**

There are some 15 species of bat resident in Britain, all of which are small (5-35g in weight). Eight of these commonly roost in buildings, the most common of these being the pipistrelle bats. Some use very small crevices and can be very hard to find, while others suspend themselves in open spaces (e.g. the loft space) and are generally much more easily located. Many roosts are used on a seasonal basis so a survey carried out only at one time of year may not give a full picture.

Should you wish to have a professional bat survey done as a precautionary approach and to minimise the risk of delays once work has started, we can provide a list of approved bat consultants. If they find evidence of bats, they'll be able to advise on measures necessary to enable you to progress with your plans in a wildlife sensitive way

and compliant with wildlife legislation.

## 02. **Informative - Nesting birds**

Houses, barns, stables and other outbuildings are sometimes used by birds for nesting, particularly swallows. The Wildlife and Countryside Act 1981 makes it an offence intentionally to disturb a nest of any wild bird whilst it is in use or in the process of being built. (There are certain exceptions for some species regarded as 'pests' e.g. pigeons.) If buildings are being used by nesting birds, the applicant should be aware of the legal protection provided to them, and time the proposed works to avoid the nesting season.

Some rarer birds, e.g. barn owls, have a greater level of protection under the Act and are protected from disturbance at all times of the year.

For further information or advice contact the Council's Ecologist, Terry Franklin.

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