



**JOINT AREA COMMITTEES IN SOUTH SOMERSET**  
**Officer Report On Planning Application:**  
**08/04547/FUL**

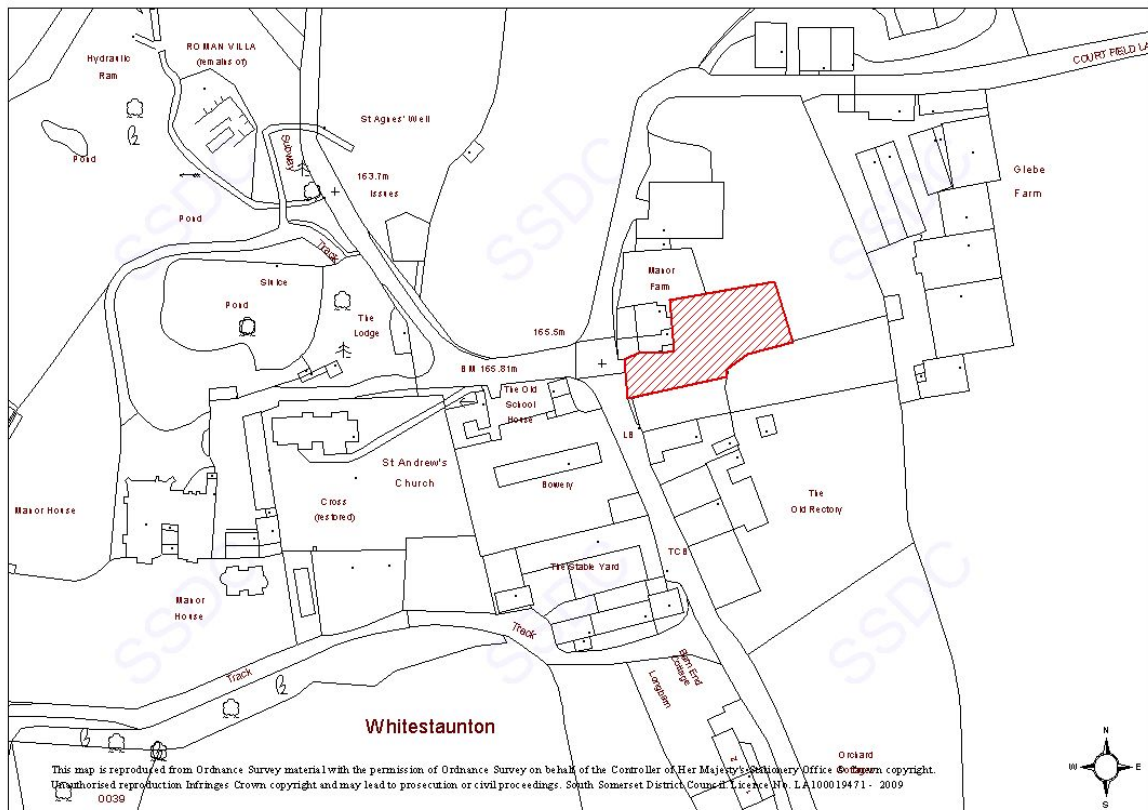


<b>Proposal :</b>	Alterations and conversion of existing outbuildings to form 3 no. holiday lets (Revised Application)(GR 28157/110520)
<b>Site Address:</b>	Firbank Mill Lane Whitestaunton
<b>Parish:</b>	Whitestaunton
<b>Ward : (SSDC Member)</b>	BLACKDOWN: Mrs R Roderigo (Cllr)
<b>Division (SCC Member)</b>	CHARD NORTH: Mr. P. Buchanan (Cllr)
<b>Recommending Case Officer:</b>	John Millar Tel: (01935) 462465 Email: john.millar@southsomerset.gov.uk
<b>Target date :</b>	5th March 2009
<b>Applicant :</b>	Mr Culley
<b>Agent:</b>	PR Design, 47 Jaycroft Road, Burnham on Sea, Somerset TA8 1LE
<b>Application Type :</b>	Minor Dwellings 1-9 site less than 1ha

**REASON FOR REFERRAL TO COMMITTEE**

The application is to be considered by the Joint Area Committee - West at the request of Cllr. Ros Roderigo, with the agreement of the Area Chair, Cllr. Kim Turner. It is felt that the issues should be given further consideration by members.

**SITE DESCRIPTION AND PROPOSAL**



This application relates to a group of three small barns that lie to the rear of Firbank, also known as Manor Farm. The site is located within the Whitestaunton Conservation Area and is also within the coverage of the Blackdown Hills AONB. The buildings are single storey stone built barns with tin roofs. One of the barns, marked as barn C on the site plan, is constructed from natural stone and concrete block.

The application is made to convert the buildings into holiday-let accommodation. It is a resubmission of previously withdrawn application 07/05477/FUL, which involved major extension of the buildings and was considered to be unacceptable. The scheme involves the conversion of the existing buildings, replacement of the tin roofs with slate and minor rebuild of extensions to two of the barns and the enclosure of small courtyards for each unit. The proposal also involves the demolition of a small garage attached to the rear of barn A and works to a culvert running through the site to improve its performance in regard to localised surface water flooding.

## **HISTORY**

08/04930/COU: Use of land as part of residential curtilage - Pending consideration.

08/02338/COU: Use of land as part of residential curtilage - Refused.

07/05477/FUL: Alterations, conversion and extension of existing outbuildings to form 2 no. holiday lets and double garaging to serve existing dwelling - Withdrawn.

07/03661/FUL: Alterations and the erection of a two-storey side extension and single storey rear extension to dwellinghouse - 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:

Regional Spatial Strategy:

VIS 2 - Principles for Future Development

EN 3 - The Historic Environment

Somerset and Exmoor National Park Joint Structure Plan:

STR1 - Sustainable Development

STR6 - Development outside Towns, Rural Centres and Villages

Policy 5 - Landscape Character

Policy 49 - Transport Requirements of New Development

South Somerset Local Plan 2006:

ST3 - Development Areas

ST5 - General Principles of Development

ST6 - The Quality of Development

EC2 - Areas of Outstanding Natural Beauty

EC3 - Landscape Character

EH1 - Conservation Areas

EH6 - The Conversion of Buildings in the Countryside

EH12 - Areas of High Archaeological Potential and Other Areas of Archaeological Interest.

ME10 - Tourist Accommodation

Policy-related Material Considerations:

Draft Regional Spatial Strategy for the South West (Proposed Changes July 2008):

SD1 - The Ecological Footprint

SD3 - The Environment and Natural Resources

SD4 - Sustainable Communities

Development Policy C - Development in Small Towns and Villages

Development Policy E - High Quality Design

ENV1 - Protecting and Enhancing the Region's Natural and Historic Environment

ENV5 - Historic Environment

PPS's/PPG's  
Planning Policy Statement 7: Sustainable Development in Rural Areas  
Planning Policy Guidance Note 15: Planning and the Historic Environment  
Planning Policy Statement 25: Development and Flood Risk

South Somerset Sustainable Community Strategy  
Goal 5 - A competitive high performing economy that is diverse and adaptable  
Goal 11 - Protection and Enhancement of Our Natural Environment And Bio-Diversity

Other Relevant Documents:

SSDC Supplementary Planning Guidance: The Conversion of Barns and Other Historic Buildings  
English Heritage Advice Note: The Conversion of Traditional Farm Buildings - A Guide to Good Practice.

## **CONSULTATIONS**

*Town/Parish Council:*

No comments received.

*SSDC Technical Services:*

No comments.

*County Highway Authority:*

As I am sure you are aware the Highway Authority in the previous application raised concerns that the proposed parking area appeared to be on an area of land where planning permission was granted for the erection of an extension. The Highway Authority had concerns that if this extension were built the parking spaces for the proposed holiday lets will be lost and parking may take place on the highway. As a result, the Highway Authority recommended that the allocated spaces be relocated elsewhere within the site.

The current proposal provides an adequate level of parking in a suitable location and as such these concerns have been eased. I would therefore advise you that from a highway point of view there is no objection to the proposal. However, in the event of permission being granted I would recommend that the following condition be imposed:

1. The area allocated for parking on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.
2. There shall be no obstruction to visibility greater than 900mm above adjoining road level forward of a line drawn 2.0m back and parallel to the nearside carriageway edge over the entire site frontage. Such visibility shall be fully provided before the development hereby permitted is first occupied and shall thereafter be maintained at all times.
3. The proposed access over the first 5.0m 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 by the Local Planning Authority.
4. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway details of which shall have been submitted to and approved by the Local Planning Authority.

Note: Having regard to the powers of the Highway Authority under the Highway Act 1980 the applicant is advised that a section 184 Permit must be obtained from the Highway Service Manager at least four weeks before access works are intended to commence.

*County Archaeology:*

No objection on archaeological grounds.

*SSDC Ecologist:*

The submitted bat survey report concluded that bats use this property. Whilst they do not present a significant constraint to the proposed development, there will nonetheless be a need for certain measures and precautions in order to avoid harm to a protected species. I recommend this is secured by way of a condition requiring the submission of a protected species mitigation plan. This is likely to be based upon the measures outlined in the 'Recommendations' section of the survey report.

Condition for submission of a protected species mitigation plan

The development hereby permitted shall not be commenced (including any demolition or site clearance) until there has been submitted to and approved in writing by the Local Planning Authority, a 'protected species mitigation plan'. The plan shall detail measures for the avoidance of harm, mitigation and compensation in respect of legally protected species. Proposed measures shall be based upon up to date surveys.

The works shall be implemented in accordance with the approved details and timing of the plan, unless otherwise approved in writing by the local planning authority.

Reason: For the conservation and protection of legally protected species of recognised nature conservation importance in accordance with Policy EC8 of the South Somerset Local Plan.

*SSDC Principal Landscape Officer:*

As the proposal is based upon an existing building footprint that has a close relationship with the main property; has limited external openings to thus contain nightlight spill; and has a minimal expansion into open ground, then there is no landscape objection to the proposal in principle. However, there are two provisos that for the moment prompt landscape support to be withheld;

1) the application site as denoted by the red line, extends a domestic use into agricultural land (subject of a separate application, 08/04930). I would advise the applicant to redraw the redline tight against the buildings, otherwise there is a basis for a landscape objection, as was set out in response to the previous COU application, and;

2) the ground plan (drawing no; 07/0102/BA01a) indicates a courtyard serving building C, with an access into the agricultural field, which application 08/04930 appears to indicate (for the drawings are not clear) as laying outside the proposed area of domestic curtilage. I cannot see a need for field access, and would suggest the gate is removed and the courtyard simply walled. However, if the gate is necessary to provide a fire escape option, then I would advise that it is re-sited into the north wall, to thus coincide with the garden area beyond.

*SSDC Conservation Officer:*

Raised concerns about the previous application due to the scheme failing to preserve or enhance the character of the conservation area by way of the overall increase in size, massing of the building and features, which would be alien to barns within the locality.

The revised proposal retains the existing form and appearance of the group of buildings and has dealt with the original concerns raised. The proposal is considered to preserve the character of the conservation area.

*SSDC Economic Development:*

No objection in principle but unable to offer support as no adequate business case has been shown.

"Broadly, there is nothing that I can realistically do to stop an applicant having an idea, throwing copious amounts of money at a building and hoping to make a business out of letting as a holiday unit. The problem that we all have, is that if a converted holiday let business should fail, then it is not too far removed from a second application to seek a COU to residential.

Therefore, the questions that I ask are to try and determine if the applicant has thought seriously about the investment, is committed to trying to make the venture work or is simply attempting to get residential through the 'back door'. The responses to my questions do not really give me much comfort that this is a sound business venture. I was looking for a USP for the building, not the locality. Are they proposing disabled access, close to equestrian rides, have a swimming pool etc. Why should an enquirer want to stay at this place?

The applicant may well be genuine, yet from the response received, there is I am afraid an element of doubt remains in my mind."

*SSDC Environmental Protection Unit:*

I have no observation to make, as I am of the opinion that the developments will not impact unduly on the existing residential properties.

*SSDC Engineer:*

With regard to the flooding issues associated with the above I would comment as follows:

The site is currently at risk of flooding and the restrictions in the existing culverts at this location have given rise to flooding of adjacent properties.

The opening up of these culverts will provide significant benefit to the site and to the adjoining properties in flooding terms and is to be welcomed in this respect. The flooding incident that occurred on 13th December was fairly extreme and the alleviation measures are being investigated but the use of flood resilience techniques (raised sockets, etc) is a sensible safeguard. We would need to see details of the proposals.

*Environment Agency:*

In response to Mr Reddish's letter dated the 13th of February 2009 (stamped, and received by South Somerset District Council on the 17th February). The Environment Agency has the following comments.

We would welcome and fully support all the measures outlined in Adam Culley's letter. These will certainly go some way to reducing the flood risk to the proposed development and other properties in the village.

In particular we would want to see the opening up of the section of the watercourse which is still culverted and the removal of those structures currently located over the watercourse.

Therefore provided those measures are conditioned as part of the application or shown in drawings submitted as part of the application, we would not require the submission of a Flood Risk Assessment and would have no objections to the proposal.

We would however advise the applicants that in order to further reduce the flood risk of the new development; they may wish to consider raising the finished floor levels and using flood resilient/resistant construction.

## REPRESENTATIONS

The application has been advertised by press and site notice for the requisite period. Four members of the public, three of which are neighbours have raised objections to the scheme. In total fourteen separate letters and supporting information have been received from the objectors. The main points are as follows:

- The barns are located within a conservation area and AONB.
- Barn B and C are outside the residential curtilage of Firbank and outside the historic residential boundary of Whitestaunton.
- The increase in residential properties is contrary to central and local government policy.
- Protected species have been identified in these buildings.
- Whitestaunton is a small hamlet consisting of 13 houses. The proposal will add 3 residential units, nearly 25% of current houses.
- The main house has planning permission for a new two storey extension, which is not shown on the plans, this will lead to over development of the site.
- The main house has no garaging and limited parking for two cars.
- Creating three holiday lets will generate additional traffic on these small rural roads.
- The Economic Development Service raised concerns about the previous application, in that there is no evidence of demand and it could impact on the viability of other holiday lets.
- If the conversions are not viable they are likely to become residential dwellings.
- The proposal will impact on the residential amenity of the occupiers of Glebe Cottage as the development is adjacent to the only area of private garden.
- Barn C is a modern concrete block building with tin roof and is not worthy of conversion.
- The village has no amenities so users will have to travel to shops, etc.
- Whitestaunton is at risk of flooding and the proposal will exacerbate this. There was a recent flash flood in December 2008, which was caused by the drainage ditch passing through the site overflowing. The scheme has not taken this into account and is contrary to PPS25.

## CONSIDERATIONS

### Principle of Development

The site is located outside of any defined development area and within the Whitestaunton Conservation Area and Blackdown Hills Area of Outstanding Natural Beauty.

The proposal relates to the conversion of three barns, adjacent to the main house, into living accommodation for holiday-let.

Local and national policies strictly control new development in the open countryside, however policy EH6 and guidance within PPS7 supports the re-use of existing buildings outside of defined development areas for business purposes, including for the provision of tourist accommodation. PPS7 particularly supports the provision of holiday accommodation in existing or replacement buildings.

Objections have been raised in regard to the financial viability of the scheme. The applicant has supplied some financial information, that has been viewed by the Council's Economic Development Manager but he has been unable to support the application, as it is considered that this information does not represent a sound business case. Despite this lack of support, it is noted that proposals for re-use of existing buildings for business use, including tourism are supported by planning policy. While the concerns of Economic Development are understandable, there is no explicit policy requirement to justify the business case in regard to re-use of existing buildings. Furthermore, Local Plan policy ME10 advises that where tourist accommodation is capable of being occupied as residential accommodation, conditions should be imposed by the Council to restrict it to holiday use only.



Objections have been received in regard to the scale of the proposal and the increase in residential units within Whitestaunton. Policy EH6 also requires that re-use of existing buildings will only be permitted where the bulk, form, scale and general design of the buildings are in keeping with their surroundings. Firstly it is important to note that these are holiday-let and will not be occupied as permanent dwellings. Secondly, the buildings are existing and the proposal does not involve an increase in the scale or density of the development. As such, the proposal will not lead to an increase in built form within the village or increased density of development.

Aside from the general policy objections to new dwellings in the open countryside, it is also noted that the proposed buildings are of a small size, with limited private amenity space that are likely to be unsuitable for conversion to separate dwellings at a later date.

#### Barn Conversion and Historic Context

The barns are located within a conservation area and AONB. Local Plan Policy EH1 states that all development in a Conservation Area or outside the area which would affect the settings or views in or out of the area will be required to preserve or enhance the character or appearance of the area. Similarly, Local Plan policy EC2 states that development proposals that will cause unacceptable harm to the natural beauty of AONBs will not be permitted.

In assessing this application, particular consideration should be given to Local Plan policy EH6 and guidance contained in SSDC supplementary planning guidance, 'The Conversion of Barns and Other Historic Buildings'.

EH6 supports the change of use of buildings outside defined development areas to tourism uses provided that among other things, the buildings are of permanent and substantial construction and are capable of conversion without major reconstruction and the bulk, form and general design are in keeping with their surroundings.

The proposal involves the replacement of the existing tin roofs but otherwise the barns are structurally sound and generally in good condition. There is a small element of rebuild proposed, however this is not to the main structure of the barns but includes small extensions on the footprint of existing extensions. While extension of barns for conversion is not generally considered to be acceptable, policy ME10 does support the provision of new tourist accommodation in certain circumstances. In this case the proposed additions are minimal and are not considered to have any adverse impact on the setting or character of the traditional buildings.

The proposal makes use of the existing openings but there is the need for small-scale additions. Also there are some roof lights proposed on barns A and B. Generally roof lights are not always appropriate additions to traditional buildings however the Council's supplementary planning guidance states among other things, "roof lights may be acceptable if designed in a careful and controlled manner in roof valleys, or on well-screened or insignificant roof slopes (low profile roof lights are preferable)". The proposed roof lights are positioned so as to face into the site and as such will not be readily visible from wider view.

Objections have been raised in regard to the state of barn C, which is part concrete block. It should be noted that, policy EH6 supports the re-use of existing buildings, provided that they are structurally sound, although some consideration should be given to the overall character of the building. The barn in question is constructed from approximately 50% natural stone but has been partially rebuilt some time in the past. It is however still a good quality structure that retains the character of the other barns and contributes to the group of buildings as a whole.

The previous application, 07/05477/FUL, was considered to be unacceptable due to the proposed major reconstruction and extension of the barns, which not only failed to respect their traditional form but were also considered to adversely impact upon the character of the conservation area. The revised proposals retain the existing form and appearance of the buildings and are considered to preserve the character and appearance of the conservation area.

### Flood Risk

The site is not located within flood risk zones 2 or 3, as defined by the Environment Agency but there is a localised flood problem, the most recent event occurring in December 2008. This has been given consideration by both the Environment Agency and the Council's Engineer, Roger Meecham.

Further information was received in regard to the existing problem and measures to improve the flow of surface water run off. There is a culvert which runs along the south boundary of the site, which is partially covered and becomes blocked and has contributed to the flooding locally. Part of the proposal involves the removal of a garage that currently sits on top of the culvert and the opening of the rest of the culvert. This is supported by both the Environment Agency and the Engineer and is considered to be of significant benefit to the site and adjoining properties in flooding terms. Additionally, there is minimal extra roof and courtyard being created so it is unlikely that the proposal will cause any additional surface water runoff. A condition will be imposed to ensure that these measures are undertaken prior to commencement of works to the barns.

### Residential Amenity

Objections have been received in regard to residential amenity, relating to noise and disturbance caused by users of the holiday-let and vehicular movements.

The barns are located to the rear of the residential curtilage of Firbank, with Barn A, the vehicular access and parking area level with the garden of Glebe Cottage, the adjacent property. Objections have been raised in regard to the impact on the residential amenity of the occupiers of Glebe Cottage.

Despite these objections, it is not considered that use of the barns associated vehicle movements are likely to generate levels of noise significantly different from normal. The access and parking area is existing and currently in use for the occupiers of Firbank. The Council's Environmental Protection Officer has been consulted and has made no objections to the scheme. It is considered that the proposed development will not impact unduly on the existing residential properties and additional vehicle movements will be consistent with normal residential occupation.

### Other Issues

A Bat and Bird survey has been supplied with the application, which found some evidence of bats, however this does not present a significant constraint on development providing that certain measures and precautions are undertaken to prevent harm to protected species. The Council's Ecologist has considered the survey and has raised no objections, subject to the imposition of a condition in relation to the provision of a protected species mitigation plan.

Concerns have been raised in regard to the additional traffic movements and impact on highway safety. The County Highway Authority have considered the proposal and are satisfied that the parking, as specified on the submitted plans, is adequate and will not lead to parking on the highway, to the detriment of highway safety.

### Conclusion

Overall the proposed change of use and associated works to the barns, are acceptable and are considered to have no adverse impact on the character or setting of the buildings and are also considered to preserve the character and appearance of the conservation area. 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 and that the measures proposed in regard to the culvert running through the site, will reduce the risk of flooding on site and to adjoining properties.



## RECOMMENDATION

Grant permission with conditions.

The proposed change of use and associated works to the barns by reason of their design, size, scale and materials, have no adverse impact on the character and setting of the traditional buildings, enhances the character and appearance of the conservation area and causes no unacceptable harm to residential amenity or highway safety, in accordance with the aims and objectives of PPS7, PPG15 and PPS25, policies VIS 2 and EN 3 of the Regional Spatial Strategy, policies 5, 49, STR1 and STR6 of the Somerset and Exmoor National Joint Structure Plan Review and policies ST3, ST5, ST6, EC2, EC3, EH1, EH12 and ME10 of the South Somerset Local Plan 2006.

### Subject to the following:

1. 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.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with submitted plans 07/0102/1001h, 07/0102/111f, 07/0102/116, 07/0102/112e, 07/0102/115b, 07/0102/BA02a and 07/0102/BA01c.

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

3. Before the development hereby approved is commenced, details of the proposed works and improvements to the rainwater culvert, as specified in correspondence dated 16th February and 26th February 2009, shall be submitted to and agreed in writing by the Local Planning Authority. Such measures shall be fully provided before the development hereby permitted is commenced and shall thereafter be maintained at all times.

**Reason:** To safeguard the site and adjoining properties from the risk of flooding, in accordance with PPS25 and policy ST5 of the South Somerset Local Plan 2006.

4. The occupation of the holiday accommodation hereby approved shall be restricted to bona fide holidaymakers for individual periods not exceeding 4 weeks in total in any period of 12 weeks. A register of holidaymakers shall be kept and made available for inspection by an authorised officer of the Council at all reasonable times.

**Reason:** The accommodation provided is unsuitable for use as a permanent separate dwelling as it is outside of defined development limits and because of its limited size, relationship to the main dwelling and neighbouring properties and inadequate facilities on site in, accordance with policy VIS 2 of the Regional Spatial Strategy, policy STR1 of the Somerset and Exmoor National Joint Structure Plan Review and policies ST5 and ST6 of the South Somerset Local Plan 2006.

5. No work shall be carried out on site unless particulars of the materials (including the provision of samples) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Such particulars will include the detailed finish (rough sawn, hand tooled, etc).

**Reason:** In the interests of visual amenity and to safeguard the character and appearance of the traditional buildings, the Conservation Area and the AONB, in accordance with PPG15, policy EN 3 of the Regional Spatial Strategy, policy

STR1 of the Somerset and Exmoor National Joint Structure Plan Review and policies ST5, ST6, EC2, EH1 and EH6 of the South Somerset Local Plan 2006.

6. 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, the Conservation Area and the AONB, in accordance with PPG15, policy EN 3 of the Regional Spatial Strategy, policy STR1 of the Somerset and Exmoor National Joint Structure Plan Review and policies ST5, ST6, EC2, EH1 and EH6 of the South Somerset Local Plan 2006.

7. 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 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, the Conservation Area and the AONB, in accordance with PPG15, policy EN 3 of the Regional Spatial Strategy, policy STR1 of the Somerset and Exmoor National Joint Structure Plan Review and policies ST5, ST6, EC2, EH1 and EH6 of the South Somerset Local Plan 2006.

8. 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. This will include detailed drawings including sections of at least 1:5. 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, the Conservation Area and the AONB, in accordance with PPG15, policy EN 3 of the Regional Spatial Strategy, policy STR1 of the Somerset and Exmoor National Joint Structure Plan Review and policies ST5, ST6, EC2, EH1 and EH6 of the South Somerset Local Plan 2006.

9. The windows 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, the Conservation Area and the AONB, in accordance with PPG15, policy EN 3 of the Regional Spatial Strategy, policy STR1 of the Somerset and Exmoor National Joint Structure Plan Review and policies ST5, ST6, EC2, EH1 and EH6 of the South Somerset Local Plan 2006.

10. 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, the Conservation Area and the AONB, in accordance with PPG15, policy EN 3 of the Regional Spatial Strategy, policy STR1 of the Somerset and Exmoor National Joint Structure Plan Review and policies ST5, ST6, EC2, EH1 and EH6 of the South Somerset Local Plan 2006.

11. The area(s) of rebuilding shall be restricted to that defined on the approved plan(s) and shall not be enlarged without the prior express grant of planning permission. In the event that completion strictly in accordance with such approved plans shall become impracticable for whatever reason, work shall thereupon cease and only be re-commenced if and when consent has been obtained in regard to an amended scheme of works which renders completion of the scheme practicable.

**Reason:** In the interests of visual amenity and to safeguard the character and appearance of the traditional buildings, the Conservation Area and the AONB, in accordance with PPG15, policy EN 3 of the Regional Spatial Strategy, policy STR1 of the Somerset and Exmoor National Joint Structure Plan Review and policies ST5, ST6, EC2, EH1 and EH6 of the South Somerset Local Plan 2006.

12. 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, the Conservation Area and the AONB, in accordance with PPG15, policy EN 3 of the Regional Spatial Strategy, policy STR1 of the Somerset and Exmoor National Joint Structure Plan Review and policies ST5, ST6, EC2, EH1 and EH6 of the South Somerset Local Plan 2006.

13. 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 visual amenity and to safeguard the character and appearance of the traditional buildings, the Conservation Area and the AONB, in accordance with PPG15, policy EN 3 of the Regional Spatial Strategy, policy STR1 of the Somerset and Exmoor National Joint Structure Plan Review and policies ST5, ST6, EC2, EH1 and EH6 of the South Somerset Local Plan 2006.

14. All electrical and telephone services to the development shall be run underground. All service intakes to the buildings shall be run internally and not visible on the exterior. Any meter cupboards or gas boxes shall be positioned 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, the Conservation Area and the AONB, in accordance with PPG15, policy EN 3 of the Regional Spatial Strategy, policy STR1 of the Somerset and Exmoor National Joint Structure Plan Review and policies ST5, ST6, EC2, EH1 and EH6 of the South Somerset Local Plan 2006.

15. The development hereby permitted shall not be commenced (including any demolition or site clearance) until there has been submitted to and approved in writing by the Local Planning Authority, a 'protected species mitigation plan'. The plan shall detail measures for the avoidance of harm, mitigation and compensation in respect of legally protected species. Proposed measures shall be based upon up to date surveys.

The works shall be implemented in accordance with the approved details and timing of the plan, unless otherwise approved in writing by the local planning authority.

**Reason:** For the conservation and protection of legally protected species of recognised nature conservation importance in accordance with Policy EC8 of the South Somerset Local Plan.

16. The area allocated for parking on the submitted plan 07/0102/1001h shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

**Reason:** In the interests of highway safety, in accordance with Policy 49 of the Somerset and Exmoor National Joint Structure Plan Review and Policy ST5 of the South Somerset Local Plan.

17. There shall be no obstruction to visibility greater than 900mm above adjoining road level forward of a line drawn 2.0m back and parallel to the nearside carriageway edge over the entire site frontage. Such visibility shall be fully provided before the development hereby permitted is first occupied and shall thereafter be maintained at all times.

**Reason:** In the interests of highway safety, in accordance with Policy 49 of the Somerset and Exmoor National Joint Structure Plan Review and Policy ST5 of the South Somerset Local Plan.

18. The proposed access over the first 5.0m 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 by the Local Planning Authority.

**Reason:** In the interests of highway safety, in accordance with Policy 49 of the Somerset and Exmoor National Joint Structure Plan Review and Policy ST5 of the South Somerset Local Plan.

19. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway details of which shall have been submitted to and approved by the Local Planning Authority.

**Reason:** In the interests of highway safety, in accordance with Policy 49 of the Somerset and Exmoor National Joint Structure Plan Review and Policy ST5 of the South Somerset Local Plan.

20. 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 buildings, or other external alteration made without the prior express grant of planning permission.

**Reason:** In the interests of residential amenity and visual amenity and to safeguard the character and appearance of the listed building and the Conservation Area, in accordance with PPG15, policies EN 3, EN 4 of the Regional Spatial Strategy, policies 9 and STR1 of the Somerset and Exmoor National Joint Structure Plan

Review and policies ST5, ST6, EH1 and EH5 of the South Somerset Local Plan 2006.

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), there shall be no extensions to the buildings without the prior express grant of planning permission.

**Reason:** In the interests of residential amenity and visual amenity and to safeguard the character and appearance of the listed building and the Conservation Area, in accordance with PPG15, policies EN 3, EN 4 of the Regional Spatial Strategy, policies 9 and STR1 of the Somerset and Exmoor National Joint Structure Plan Review and policies ST5, ST6, EH1 and EH5 of the South Somerset Local Plan 2006.

**Informatives:**

1. Note: Having regard to the powers of the Highway Authority under the Highway Act 1980 the applicant is advised that a section 184 Permit must be obtained from the Highway Service Manager at least four weeks before access works are intended to commence.
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