



JOINT AREA COMMITTEES IN SOUTH SOMERSET
Officer Report On Planning Application:
08/04761/FUL

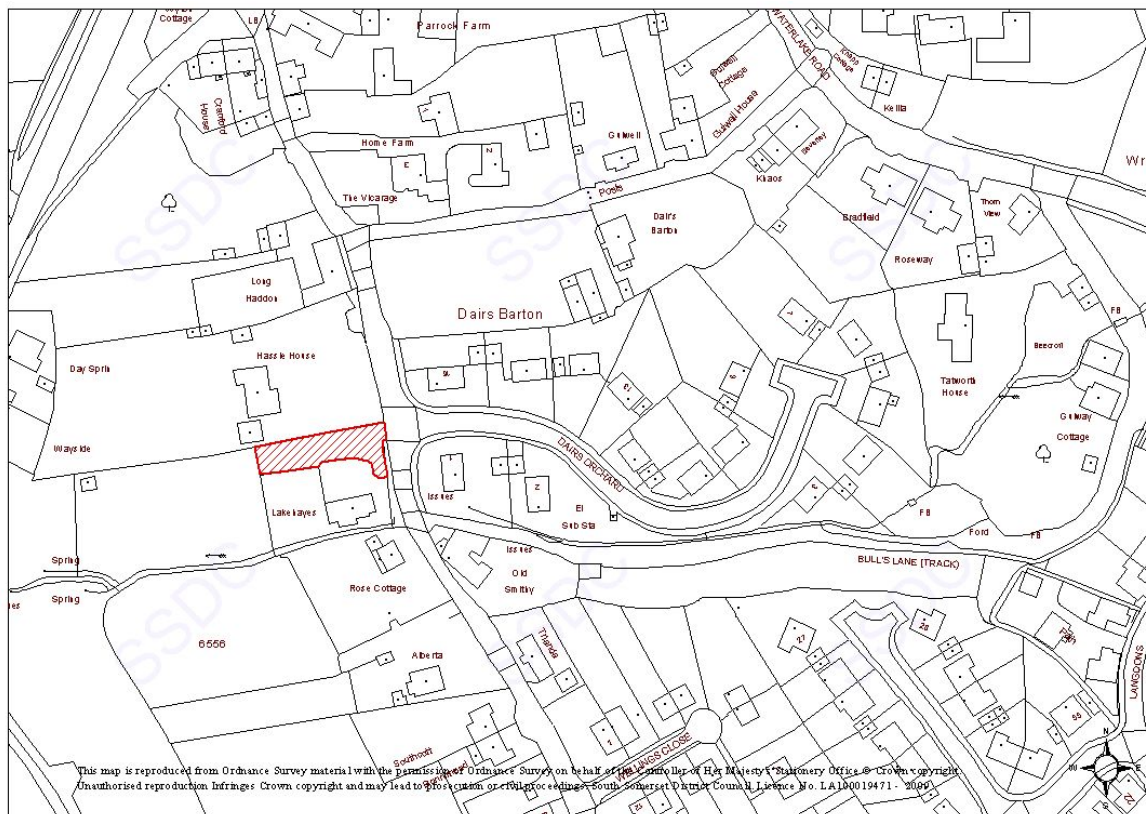


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| Proposal: | Conversion of outbuilding to 2 no. holiday cottages (Revised Application) (GR 332694 / 105596) |
| Site Address: | Lakehayes School Lane South Chard |
| Parish: | Tatworth And Forton |
| Ward : (SSDC Member) | TATWORTH AND FORTON Mr A Turpin (Cllr) |
| Division (SCC Member) | CHARD SOUTH: Mrs. J. Shortland (Cllr) |
| Recommending Case Officer: | John Millar Tel: (01935) 462465 Email: john.millar@southsomerset.gov.uk |
| Target date : | 16th February 2009 |
| Applicant : | Mr Simon Tothill |
| Application Type : | Minor Dwellings 1-9 site less than 1ha |

REASON(S) FOR REFERRAL TO COMMITTEE

The application is to be considered by Joint Area Committee – West at the request of Cllrs. Andrew Turpin and Jill Shortland, 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



The application relates to a barn sited within the residential curtilage of Lakehayes, a grade II listed detached farmhouse. The site is located to the west side of School Lane, which is a classified 'C' road. The site is within Tatworth and South Chard defined development area and the conservation area. The barn itself sited perpendicular to the road with the east side gable forming the boundary with School Lane. The barn is a former agricultural building currently used for domestic storage purposes.

The barn is not listed in its own right but as it falls within the curtilage of Lakehayes, it is considered to be listed in association with this property.

The proposal is made to carry out internal and external alterations to form two units of accommodation for holiday-let. The application is a resubmission of a scheme previously refused due to the impact of the rebuilding of the front boundary wall.

HISTORY

08/02495/FUL: Conversion of outbuilding to 2 no. holiday cottages - Refused.
08/02496/LBC: Conversion of outbuilding to 2 no. holiday cottages - Refused.
07/01753/FUL: Conversion of outbuilding to 2 no. holiday cottages and alterations to access - Application withdrawn.
07/01748/LBC: Conversion of outbuilding to 2 no. holiday cottages - Application withdrawn.

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
EN 4 - Quality in the Built Environment

Somerset and Exmoor National Park Joint Structure Plan:
STR1 - Sustainable Development
Policy 9 - Built Historic Environment
Policy 49 - Transport Requirements of New Development

South Somerset Local Plan 2006:
ST5 - General Principles of Development
ST6 - The Quality of Development
EC8 - Protected Species
EH1 - Conservation Areas
EH5 - Development Proposals Affecting the Setting of Listed Buildings
EH6 - The Conversion of Buildings in the Countryside

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
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

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:

The Council does not support this application on the following grounds:

1. The conversion of the barn into holiday lets and the removal of a part of an ancient stone wall to create a new access would have an adverse effect on the setting of a Listed Building and on the Conservation Area. It is considered that this proposal will harm the character of the Listed Building of Lakehayes which is one of the oldest properties in the village.
2. The proposed new access is considered dangerous, as the necessary visibility splay onto School Lane cannot be met. Manual for streets 2007 specifies Stopping Sight Distances and visibility requirements of 25 metres in a 20mph zone and 43 metres for a 30mph zone.
3. School Lane is a Safe Route to School.
4. It is considered that the extra movement of vehicles in and out of the site is dangerous as the proposed access is substandard onto a narrow part of School Lane.
5. There is not the capacity on site to park 10 cars.
6. There is a misrepresentation in the plans as the barn is not derelict.
7. There is an existing flooding problem on this site so a large area of hard standing will seriously exacerbate this problem.
8. The disposal of waste material should be via the main sewer and not a cess pit.
9. The holiday lets will generate more noise and disturbance to neighbouring properties which is not acceptable in a Conservation Area.
10. It is known that bats have habited the barn in previous years. This development would result in harm to a protected species.

SSDC Technical Services:

No comments.

County Highway Authority:

As I am sure you are aware the Highway Authority in the previous application at the site (08/02495/FUL) whilst raising concerns regarding the likely increase in the level of traffic movements at this point felt that these were outweighed by the significant improvements made to the existing access in terms of the level of visibility achieved in both directions and the width of the proposed access. Having reviewed this revised application it is felt that the comments made in that application are still relevant to this current proposal.

As a result, I would 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 conditions be imposed:

1. The proposed access over the first 6.0m 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.

2. 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.

3. 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 to the north of the access. Such visibility shall be fully provided before the access hereby permitted is first brought into use and shall thereafter be maintained at all times.

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.

SSDC Tree Officer:

The trees on site and adjoining the frontage are of insufficient dimensions or quality to be considered a constraint to development, in accordance with BS 5837: 2005.

A reasonable opportunity to negotiate a gateway planting to soften the streetscene perhaps?

I have no objections to the proposal.

SSDC Ecologist:

I'm happy with the submitted wildlife survey, which did not find any evidence of occupation of the building by bats. The building has been used by nesting swallows and I consequently recommend the following condition regarding this:

Condition for nesting birds

No removal of vegetation that may be used by nesting birds (trees, shrubs, hedges, bramble, ivy or other climbing plants) nor works to or demolition of buildings or structures that may be used by nesting birds, shall be carried out between 1st March and 31st August inclusive in any year, unless previously checked by a competent person for the presence of nesting birds. If nests are encountered, the nests and eggs or birds, must not be disturbed until all young have left the nest.

Reason: To avoid disturbance to nesting birds thereby ensuring compliance with the Wildlife and Countryside Act 1981, as amended by the CROW Act 2000, and in accordance with Policy EC8 of the adopted South Somerset Local Plan.

SSDC Conservation Officer:

You have asked me to expand on my no objections comments given to you in relation to the above applications.

Lakehayes is a listed building within Tatworth Conservation area. You will note that the roadside wall defines the extent of the conservation area, the road not being in the conservation area.

The starting point for the exercise of listed building control is the statutory requirement on local planning authorities to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' (section 16)

Sections 16 and 66 of the Act require authorities considering applications for planning permission or listed building consent for works that affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of the building.

The setting is often an essential part of the building's character, especially if a garden or grounds have been laid out to complement its design or function.

Section 72 of the Act requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area. This requirement extends to all powers under the Planning Acts, not only those that relate directly to historic buildings. The desirability of preserving or enhancing the area should also, in the Secretary of State's view, be a material consideration in the planning authority's handling of development proposals that are outside the conservation area but would affect its setting, or views into or out of the area.

Applicants for listed building consent must be able to justify their proposals. They will need to show why works which would affect the character of a listed building are desirable or necessary. They should provide the local planning authority with full information, to enable them to assess the likely impact of their proposals on the special architectural or historic interest of the building and on its setting.

This is supported by the statutory requirement for applications for LBC to include a design and access statement. This statement requires information on the principles and concepts applied to the works in relation to the design and the listed building and its setting.

The proposal is to convert the outbuildings to this house and form a new access. The barns and boundary wall are listed in association with the house, but not in their own right. The issue therefore relates to the setting of the building and whether the proposal preserves or enhances the character of the conservation area in line with statute and the policies rehearsed in your report.

The proposal breaks into three parts: The conversion, the associated parking and the alterations to the access.

With regard to the conversion I would agree with the comments made in your report with regard to the barn conversion and the historic context, although I might not go as far as saying the conversion would enhance the street scene, it would definitely preserve in that it would have no detrimental effect on the conservation area. As ever the success or otherwise will depend on the detail of the work carried out and this is subject to conditions.

The car parking area is to the rear of the barns. When I last visited the site a temporary building had been erected in this area to serve as a store whilst the building works were carried out. On this basis no consent was required. I understand that the area is within the curtilage of the building, but for me is outside the formal garden, this being defined by the garden wall to the north of the house. For me parking in this area, outside the formal garden adjacent to outbuildings would not be detrimental to the setting of the listed building or the conservation area.

The existing access has poor visibility. I did object to the last proposal to resite the access due to the requirement to reduce the height of the wall along the frontage. This proposal is for an access within the wall and closing an existing whilst maintaining the height of the wall. The house is sideways onto the road and addresses the formal garden to the front of the house. The garden area between the house and the road is less formal, and for me the completion of a garden wall to the front of the house enclosing the front garden, is acceptable in terms of the building. The justification for the movement of the access relates to the poor existing access. In this case there is a viable alternative, forming a simple opening in the boundary wall, which in my view is an acceptable solution that does not damage either the setting of the building or the conservation area. Perhaps it would help if we look at this in isolation and say that if someone has a substandard access and we can accommodate change where it would not be detrimental to the setting of the building, the conservation area and the street scene in general then I would not object to the change on the basis that it is change. In this case, it is a plain wall, which would be partly demolished, and I have no objection to this, again subject to detail.

As such I would ask you to ensure that we adequately condition treatment to both sides of the new access, coping to the top of the new walls, details of any new gate, completion of all the works within 12 months of commencement, full details of the grading of the access and soil around it and no kerbs should show around the new access road.

SSDC Environmental Protection Officer:

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

SSDC Engineer:

I'm aware of a historical problem with overflow from the watercourse that runs along the southern boundary of this site but no recent reports received. The application relates to the northern part of the plot and should not have any effect on the problems with the watercourse. Your requirement for disposal of surface water within the site should satisfy any concerns.

REPRESENTATIONS

The application has been advertised by press and site notice for the requisite period. Three letters of objection have been raised from neighbours, raising the following points:

- The proposal will adversely affect the setting of the listed building, particularly the large areas of hardstanding)
- The parking and turning area are disproportionately large and a radical change of conservation area land. Also to change the access and creation of a large area of hardstanding would require major alterations to a listed buildings wall and affect the setting of the listed building and have drainage implications for a property with a history of flooding.
- Noise and disturbance from holiday-makers would represent a major loss of residential amenity to immediate neighbours. Evidence from similar developments shows that holiday-makers sit and chat to late hours and generate vehicular noise at various times.
- The door in the north elevation of the building opens directly onto the garden of Hassle House. This door was never intended for egress into the building and could be abused by holiday-makers.
- The conversion of the building would result in harm to wildlife, including bats.
- There are insufficient details of how waste material will be disposed of i.e. vague description of 'large cess pit'.
- Off-street parking provision is set to a maximum of 2 vehicles per dwelling but 10 vehicles are proposed here. It is also disputed whether the current capacity is really 10.
- Approval would ignore Local Plan policy ME4, which states that the proposal should be needed and appropriate in the location and that there should be no substantial additional traffic generated to the site.
- The proposal would lead to serious problems in regard to access and road safety. The proposed access will not meet the requirements set out in 'Manual for Streets'. The current access is not ideal but has stood the test of time. Alteration could lead to future accidents. School Lane is a 'safe route' for schools and additional vehicular movements from visitors unfamiliar with the local conditions would compromise this.
- The change of use of the building to a business use will alter the dynamics of this residential part of the conservation area.
- The plans to breach the wall to the front of the property would lead to the destruction of trees and shrubs.
- There are many misrepresented issues in the planning application.

CONSIDERATIONS

Principle of Development

The site is located within the defined development area of Tatworth and South Chard and as such, the proposal is considered to be acceptable in principle, provided that it is in accordance with other development plan policies and procedures.

The proposal relates to the conversion of a barn within the residential curtilage of Lakehayes from domestic storage purposes to living accommodation for holiday-let.

Local Plan policy supports the re-use of existing buildings for business purposes, including for the provision of tourist accommodation. Guidance contained within PPS7 also supports the provision of tourist facilities. Where new accommodation is to be provided, it is noted that this should wherever possible, be located in or adjacent to existing towns and villages. It is also stated that "local planning authorities should support the provision of other forms of self-catering holiday accommodation in rural areas where this would accord with sustainable development objectives". As the site is located within a defined development area, it is considered that it is a suitably sustainable location for this use. It is noted that there is a need to consider the impact of the proposal so that it does not harm the character of the countryside, its towns, villages and buildings.

One objector has highlighted Local Plan policies ME4 and ME6, in that the proposal should be both needed and appropriate to the location, that there should be no substantial traffic generated and that there should be no adverse impact on the amenities of nearby residents. These policies are irrelevant as they refer to existing business uses outside of defined development areas. As referred to already, the site is within defined development limits and as such the proposed use is by default acceptable in principle.

As such, the main issues for consideration are the impact of the proposal on the residential amenity of neighbours, the character of the area, the setting and appearance of the adjacent listed building and conservation area and on highway safety.

Barn Conversion and Historic Context

The barn is listed in association with the grade II listed Lakehayes and is located within a conservation area. Local Plan policy EH5 states that planning permission will not be permitted for development that would have an adverse effect on the setting of a listed building or its contribution to the local scene. Similarly, 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.

In assessing this application, consideration should also be given to guidance contained in SSDC supplementary planning guidance, 'The Conversion of Barns and Other Historic Buildings' and English Heritage's advice note 'The Conversion of Traditional Farm Buildings'.

The building is in a dilapidated and poorly maintained state however, it is generally structurally sound. There is the need to re-roof the barn, carry out some new build to the west end front and side elevations and carry out some local rebuilding on the south elevation to repair lintels and window frames, which are decayed and damaged. However, there is no extension to the footprint of the existing building and there will be little change to the appearance of the structure.

The proposed works will help to preserve a traditional building that adds to the character of the street scene and prevent further decay and deterioration. It is considered that the proposal will have no adverse impact on the main listed building and will enhance the character and appearance of the conservation area.

The proposal also includes the movement of the existing access and a new boundary wall being built to close the existing access. The previous applications (08/02495/FUL and

08/02496/LBC) were refused due to the impact of the replacement wall on the character of the locality due to its reduced height. This resubmission includes a replacement wall at the same height as the existing front boundary. As such, it is considered that there will be no detrimental impact on the local setting, subject to conditions being imposed to ensure the quality of the replacement wall. The Council's Conservation Officer has been consulted and has raised no objections to the scheme. It is considered that the proposal is an acceptable solution to improve a substandard access while not damaging the setting of the listed building or the conservation area.

Objections have been made to the provision of a large area of hardstanding within the site and the visual impact. It is noted that the parking area is already present and that tarmac is only proposed to the first 6 metres of the access as would be required by the County Highways Authority. There is considered to be no significant change proposed from that which is already present. In terms of visual amenity and the setting and appearance of both the listed building and the conservation area, the Conservation Officer notes that this is outside the formal garden area and is not considered to be detrimental.

Residential Amenity

The main objections received in regard to residential amenity, relate to noise and disturbance caused by users of the holiday-let and vehicular movements.

At present the barn is located within a residential curtilage and used for domestic purposes. As such, the building could potentially be used in a significantly more intensive way, including limited ancillary accommodation, without requiring an application for change in use.

It has been suggested that holiday-makers are likely to "sit and chat to later hours than normal" and that there will be vehicular noise generated at various times. Despite these objections, it is not considered that use of the building and garden by holidaymakers and associated vehicle movements are likely to generate levels of noise significantly different from normal. Holiday-let is a residential use and it is unreasonable to assume that holidaymakers will generate any more noise than normal residential occupation.

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.

It is noted that there is an existing door and window on the north elevation, facing directly onto the neighbouring garden. Even though the door enters directly onto the neighbours land and as such anyone using this would be trespassing, it could be considered that any views from these openings may overlook private amenity space within the residential curtilage of the adjoining property. As such, it would seem appropriate to impose a condition requiring that the window is obscurely glazed and both the window and door are permanently fixed closed.

Highway Safety

Arguably, the most contentious issue is that of the impact on highway safety. At present, the access is substandard with limited visibility onto a classified road. The Parish Council and other objectors have commented that the road narrows at this part of School Lane and that it would not be possible to meet the requirements of Manual for Streets, in regard to visibility. It is also commented that School Lane is a 'Safe Route to School' and that additional vehicle movements will add to risk to highway safety. These points are acknowledged and need to be addressed by the County Highway Authority.

The County Highway Authority are a statutory consultee and have been consulted as part of the application process. While the Highway Authority did have concerns regarding the potential increase in level of traffic movements, it was considered that the proposed access improvements would outweigh the risk to highway safety. As such, no objections have been raised to the proposed access changes subject to conditions being imposed.

Objections have also been raised regarding parking levels on site. As referred to previously, the parking area is already present and there is no intention to provide more parking. It may be debatable as to the capacity of the area but there is considered to be adequate space for the needs of the site. Furthermore, it isn't considered that there will be an over provision of parking as it already exists.

Other Issues

A Bat and Bird survey has been supplied with the application, which found no evidence of bats but did find evidence of nesting birds. The Council's Ecologist has considered the survey and has raised no objections, subject to the imposition of a condition in relation to nesting birds.

There is some vegetation including small-scale trees and shrubs on the roadside boundary, which may be disturbed or require removal to form the new access. The SSDC Tree Officer has considered the proposal and has raised no objections as the trees are of insufficient dimension or quality to be a constraint to development. It was suggested that some replacement planting could be negotiated, however the adjacent site is outside of the red line site on the location plan and new planting may reduce visibility for the new access.

It has been mentioned that there is a flood risk from the provision of a hardstanding parking area. The site is not within a Flood Risk Zone 2 or 3, as designated by the Environment Agency or within 20 metres of a watercourse. There is to be no additional parking created to what is already present, with tarmac proposed only for the first 6 metres of the access. Further into the site, it is proposed to lay a thin shingle top layer over a scalping/stone base. This is a permeable layer, which should reduce the risk of flooding through surface run off.

The Council's Engineer has been consulted and has commented on the issue of potential flooding. No objections have been raised and it is considered that the proposed condition in relation to disposal of surface water within the site is appropriate to satisfy any concerns.

Some concern has been raised in relation to the disposal of waste material. The applicant has stated in the application form that foul sewage will be disposed of using an existing cesspit. The concern related to 'vagueness' of the description and the capacity of the cesspit. Further information was submitted, which confirmed that the cesspit was actually a septic tank with a capacity of at least 1000 gallons. Having discussed this with Building Control, this is considered to provide sufficient capacity for any waste produced on site.

Conclusion

Overall the proposed change of use and associated works to the barn, both internal and external, and to the boundary wall and access are acceptable and are considered to have no adverse impact on the character or setting of the barn, no adverse affect on the setting of the listed building and are also considered to enhance the setting 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.

RECOMMENDATION

Grant permission with conditions

The proposed change of use and associated works to the barn, boundary wall and vehicular access, by reason of their design, size, scale and materials, have no adverse impact on the character and setting of this traditional building, enhances the setting and character of the conservation area, do not adversely affect the setting of the listed buildings and causes no unacceptable harm to residential amenity or highway safety, in accordance with the aims and objectives of PPS7 and PPG15, policies VIS 2, EN 3 and EN 4 of the Regional Spatial Strategy, policies 9, 49 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.

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 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 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.

3. The works hereby granted consent shall be completed in all respects within 12 months of the commencement of the works hereby approved, unless otherwise agreed in writing. Written notice of the date of the commencement of the approved works shall be given to the Local Planning Authority.

Reason: To ensure that the works hereby approved are completed and/or not left in a partially completed state for a protracted period detracting from the character and appearance of the listed building.

4. 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 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.

5. No work shall be carried out on site unless full details the new natural stonework walls (for the building and the roadside boundary wall), including the materials (including coping details and treatment to both sides of the new boundary wall), 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 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.

6. 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 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.

7. 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 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.

8. 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 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.

9. 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 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.

10. The area(s) of rebuilding shall be restricted to that referred to in the structural report dated 22nd December 2008 and shall not be enlarged without the prior express grant of Listed Building Consent. 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 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.

11. 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 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.

12. 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 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.

13. Prior to the development hereby approved being first occupied the window in the north (rear) elevation shall be fitted with obscure glass and both the door and window on this elevation shall be fixed closed and permanently retained and maintained in this fashion thereafter.

Reason: In the interests of residential amenity, in accordance with policy EN 4 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.

14. No work shall be carried out on site unless particulars of the materials (including the provision of samples) to be used for the surfacing of the parking and turning area have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of 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.

15. No removal of vegetation that may be used by nesting birds (trees, shrubs, hedges, bramble, ivy or other climbing plants) nor works to or demolition of buildings or structures that may be used by nesting birds, shall be carried out between 1st March and 31st August inclusive in any year, unless previously checked by a competent person for the presence of nesting birds. If nests are encountered, the nests and eggs or birds, must not be disturbed until all young have left the nest.

Reason: To avoid disturbance to nesting birds thereby ensuring compliance with the Wildlife and Countryside Act 1981, as amended by the CROW Act 2000, and in accordance with Policy EC8 of the adopted South Somerset Local Plan.

16. The proposed access over the first 6.0m 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.

17. 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.

18. 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 to the north of the access. Such visibility shall be fully provided before the access hereby permitted is first brought into use 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.

19. Prior to the erection of any entrance gates, details including materials, design and finish shall be 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 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.

20. Before the development hereby permitted shall be commenced details of the grading of the access, including details of soil and earth moulding and the changes proposed in existing ground levels shall be 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 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), no additional windows, including dormer windows, or other openings (including doors) shall be formed in the building, 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.

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 building 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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