

## Officer Report On Planning Application: 14/03195/FUL

<b>Proposal :</b>	The conversion, extension and rebuild of redundant farm buildings to form 3 residential units, new hay barn to form one residential dwelling and conversion of open barn to create garaging/workshop (Revised Application) (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>	18th September 2014
<b>Applicant :</b>	Mr Mark Simmins
<b>Agent: (no agent if blank)</b>	Mr Jason Jackson, Jackson Architects Ltd, Tithe House, Thurlbear, Taunton, Somerset TA3 5BW
<b>Application Type :</b>	Minor Other less than 1,000 sq.m or 1ha

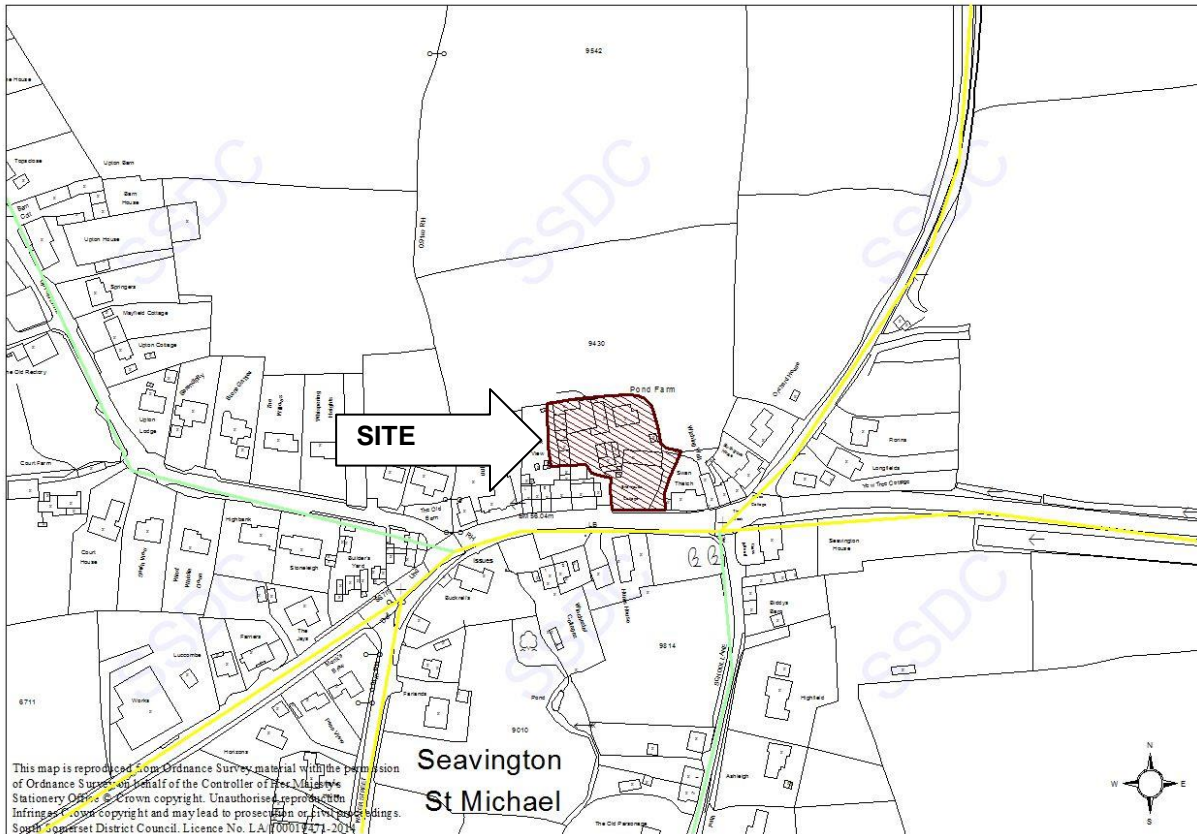
### REASONS FOR REFERRAL TO COMMITTEE

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 a local resident and the access arrangements do not fully accord with the County Council Highway Authority's Standing Advice.

### SITE DESCRIPTION AND PROPOSAL



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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.

A more recent proposal is made to replace the previously approved scheme. It included 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. This application (14/01335/FUL) was considered at Area North Committee on 28th May 2014 and was refused as it was considered that the design, detailing and appearance of the 'Dutch Barn' proposal would fail to respect the character and appearance of the locality and the setting of the adjacent listed buildings.

This application is made as a revision to the recently refused scheme and seeks to address the reason for refusal. The scheme has been revised to replace the contemporary 'Dutch Barn' style new build dwelling with a more traditionally designed property (The Hay Barn), which is intended to give the appearance of a more traditional barn-type dwelling. In all other respects, the scheme is identical to that submitted under 14/01335/FUL.

## **HISTORY**

14/03196/LBC: The conversion, extension and rebuild of redundant farm buildings to form 3 residential units, new hay barn to form one residential dwelling and conversion of open barn to create garaging/workshop (revised application) - Pending consideration.

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 and conversion of open barn to create garaging/workshop - Pending consideration (awaiting outcome of on-going appeal against refusal of 14/01335/FUL).

14/01335/FUL: 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 - Refused for the following reason: *The proposal by reason of the design, detailing and appearance of the dwelling referred to as 'The Dutch Barn', would fail to respect the character and appearance of the locality and the setting of the listed buildings. As such is the proposal is contrary to saved policies ST5, ST6 and EH5 of the South Somerset Local Plan 2006 and the provisions of chapters 7 and 12 of the National Planning Policy Framework.*

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

## **CONSULTATIONS**

**Parish Council:** The Parish Council have no objections to the development of this site but would like the following to be taken into account when the District Council are making their considerations.

- Any development of the Hay Barn should not have any detrimental effect on the overspill flood alleviation scheme which runs down the eastern side of this area. Concerns have been raised as the footprint of this proposed new build extends further to the east than that of the 'Dutch Barn' in the previous application.
- It would appear that the existing drive way will only serve the new Hay Barn (or Dutch Barn should this be granted on appeal). Consequently all traffic for Barns 1 and 2 and The Stables will be using the proposed new driveway. This will have a severe impact on the residents of End House Cottage, particularly as the drive way seems to be very narrow when passing close to the old entrance, which will remain as it provides access to both End Cottage and the adjoining property.
- Highways should give consideration to the removal of the existing traffic bollard on the C5021 between Swan Thatch and the new entrance as it is felt that large vehicles will have difficulty entering and leaving the site.
- Concerns have been expressed regarding the felling of a Walnut Tree at the rear of the site. Perhaps consideration could be given to a replacement being planted.
- Have County Highways given due consideration to the increased traffic that will be using this entrance. The Parish Council realise that the road is now only designated as a C road (C5021) but this site, plus the 13 new houses proposed at the Lift West Site will mean a significant increase in traffic movement onto the road. There are already 4 unsigned junctions (David's Lane, School Lane, Upton Lane and Water Street) the Volunteer Inn and Village Car parks feeding on to this road all with limited visibility. Recent SID readings prove that vehicles still speed along this road. The Parish Council would like to see some form of traffic calming introduced as has been discussed on several occasions.

Since making these comments, the Parish Council have responded directly to the applicant, following provision of details of previous usage of the original access. The Parish Council advise that although they are in favour of the development, they are obliged to consider the views of all residents and consequently made their observations on the basis of the concerns raised by the adjoining resident and taking into account of information available to them at the time. Despite this additional comment, the Parish Council have confirmed that they do not wish to amend their previous comments.

**County Highway Authority:** To be considered further.

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

**SSDC Conservation Officer:** I understand that this application is identical to that I commented on previously except that the barn conversion is now a new build. I have no objections subject to conditions controlling external details.

## **REPRESENTATIONS**

The application has been advertised by press and site notice for the requisite period. The occupier of the property immediately to the south and west of the proposed development, End House Cottage, has written two letters of objection. A letter has also been received from the occupier of Swan Thatch, the property to the east of the proposal, in support of scheme. The main points of concern are listed below:

- The number of vehicles using the new drive will cause disturbance to the occupiers of End House Cottage. This level of disturbance will include the headlights of vehicles accessing the site shining into End House Cottage, in winter months. The planning officer's comments on the previous report to Area North Committee did not take into account the increased volume of traffic that the new proposal would incur.
- The applicant's claims in respect to the previous usage of the site are not supported. It is not considered that the proposed usage would generate less traffic than previously experienced.
- The previous approval was conditional on the old drive being permanently blocked at the top to prevent usage by the new development. If the proposed new driveway is approved, this cannot be done.
- The new drive is not of sufficient width for two vehicles to pass, which could prove catastrophic in the event of an emergency.
- Large vehicles and emergency vehicles will be unable to turn in the yard, needing to reverse back out onto the old A303, a classified C road.
- The existing stone wall beside the old drive way is understood to be architecturally important. More of this will have to be removed.
- Would it be guaranteed that refuse collection vehicles would pull off the road and onto the new drive rather than blocking the road beside the bollards/crossing. Would they then be able to turn and exit in a forward gear?
- It is considered that Unit B (The Dairy) is listed by association and should not be demolished.
- The previous approval of a business unit was considered to be of economic benefit, which was supported by the Seavington Parish Plan and Economic Development Officer. Has this recommendation been over-ruled?
- The design of the new 'Hay Barn' is rather large and possibly overlaps the development boundary.
- When the owners of End House Cottage sold part of the application site to the applicants, they were assured that no development would take place and it would remain as garden. The extra development of the site (i.e. The Hay Barn) requires the new drive to be constructed across this section of land (as submitted). Keeping to the original drive, which passes the Dutch Barn would be more acceptable.

The letter received from the occupiers of Swan Thatch states that they have no objections to the proposals and fully support the new application, particularly for the amended 'Traditional Hay Barn'

## **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 dwelling on the footprint of an existing redundant Dutch barn and the conversion of another single storey, open fronted barn for garaging and storage.

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.

This application is submitted as a revision to previously refused scheme 14/01335/FUL. This application was refused on the basis that the design, detailing and appearance of the 'Dutch Barn' proposal would fail to respect the character and appearance of the locality and the setting of the adjacent listed buildings. This previously proposed 'Dutch Barn' style new build dwelling is now replaced by a less contemporary style dwelling, which is intended to be more traditionally designed to have the appearance of a converted hay barn. All other aspects of the scheme, which were considered at the previous Area North Committee and were considered to be generally acceptable in principle, are unaltered. As such, the previously assessed elements are considered to still be acceptable, with the applicant required to address the sole reason for refusal, which they hope to do with the revised design of the new build dwelling. Despite this, there have been other issues raised again by the neighbouring occupier (End House Cottage), as such these matters will be addressed again within the report.

As discussed previously, 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 originally approved 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, 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 new build element. 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 above aspects remain the same as previously applied for, with the revision relating to the new build dwelling proposed on the footprint of the existing redundant Dutch barn. Following refusal of a contemporary 'Dutch Barn' style building, the applicant has applied for a two-storey dwelling, designed to have the appearance of a more traditional agricultural building. It is proposed to be constructed from natural stone, similar to the existing traditional buildings on site. No further objections have been received in relation to the revised design, although the Parish Council have questioned whether the increased width of the proposed dwelling will have any detrimental impact on the overspill flood alleviation scheme in place to the east of the site. In response to this it is noted that the existing culvert and ditch are still shown as being in place and there is no reason to assume that the ability of these arrangements to function should be compromised. It would of course be necessary for care to be taken to ensure that the current drainage arrangements are not damaged during construction, however a standard drainage condition, as previously proposed should ensure that details of drainage arrangements are agreed and protected in perpetuity.

In respect to design, the new proposed dwelling is wider than the previously proposed 'Dutch Barn', however it is shallower and more traditionally proportioned. Overall, the scale, mass and

proportions of this proposed dwelling are considered to be acceptable. It is also noted that, 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.

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, which the previous levels of usage of the original substandard access, a particular point of contention. Concerns are 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.

It is noted that a comment has been received advising that the previously approved scheme included a stipulation that the original access was to be blocked off to the rest of the site, allowing only the existing access to End House Cottage and 3 Pond Farm. This proposal doesn't specifically include measures to permanently prevent access from the development site along the original access, however this access is to remain in the ownership of 3 Pond Farm. A gate is proposed which will allow the occupiers of 3 Pond Farm to continue using the original access, as originally approved, however this will act to prevent other users. Furthermore, for other occupiers of the development to use this access would require them to drive across private land for which they would have no right of access. It is considered that the proposed arrangements for the existing occupiers of End House Cottage and 3 Pond Farm are acceptable and will not encourage additional usage beyond what was originally approved.

In considering the highway safety issues, the County Council Highway Authority previously referred to their Standing Advice, however they have now submitted a comment advising that the scheme will be given further consideration. As no further comments have been received and the previous comment was to consider Standing Advice, the highway safety matters are again considered against this guidance. 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.

These issues were considered at the previous Area North Committee meeting and having been debated was not raised as an objection to the previous scheme. As such, it is considered that the proposal is acceptable and will not have a detrimental impact on highway safety.

### **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 was previously 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.

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, especially during winter months when headlights will be in use. 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. There is a dispute about the previous level of usage of the original access, however it is clear that there was the potential for a significant number of vehicle movements due to other operations taking place within the former farmyard, which included agricultural use, such as hay storage and keeping of sheep, business purposes e.g. for storage of tools for a thatching business and car parking. Despite the disagreement of the historic vehicle movements, it is not considered that the proposed arrangements would lead to levels of disturbance that would unacceptable harm residential amenity.

While no objections have been received regarding the proposed Hay Barn dwelling, it is noted that there are no openings in the east elevation, reducing any prospect of any views towards neighbouring properties. The other openings are similarly designed to prevent any

unacceptable harm to the residential amenity of any other local residents and the future occupiers of the remainder of the proposed development scheme.

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 previously considered the survey and did 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, such as the provision of bat and bird boxes.

### **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. In particular, it is considered that the revised design for the proposed new build dwelling, referred to as 'The hay Barn', satisfactorily addresses the previous reason for refusal. 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

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 following approved plans: '011 Rev D' and '056', received 16th July 2014 and '050 Rev A', received 24th July 2014.

Reason: For the avoidance of doubt as to the development authorised and in the interests of proper planning.

03. No development hereby approved shall be carried out until particulars of following have been submitted to and approved in writing by the Local Planning Authority;
- a. details of materials (including the provision of samples where appropriate) to be used for the external walls, roofs and new boundary walls;
  - b. sample panels of stonework shall be provided on site for inspection;
  - c. full written details, including elevational drawings, to indicate the areas of existing natural stone walls to be repointed. Such details shall include the method of removal of existing pointing and details of mortar mix. In this regard mechanical tools shall not be used;
  - d. details of the design, materials, external finish and recessing for (including the provision of samples where appropriate) to be used for all new doors, windows (including roof lights), boarding and openings. Unless otherwise agreed in writing, the roof lights shall be top hung and flush with the roof covering;
  - e. details of the design of all roof eaves, verges and abutments, including detail drawings at a scale of 1:5;
  - f. details of all new cast metal guttering, down pipes, other rainwater goods, and external plumbing;
  - g. details of position and colour finish of meter cupboards and gas boxes.

Once approved such details shall be fully implemented and thereafter 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.

04. 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 '056' and as indicated within the submitted application form. 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.

05. 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 '011 Rev D', '050 Rev A' and '056'. 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.

06. 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.

07. 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.

08. The areas allocated for parking and turning on approved plan '056', 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.

09. 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.

10. 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.

11. 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 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.

12. 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 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.

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