

12 May 2022
0864/LMc

Planning and Built Environment
Mendip District Council
Cannards Grave Road
Shepton Mallet
Somerset BA4 5BT

Dear Sirs,

STONEY STRATTON Red Tiles

RE: Removal / Variation of Condition from Planning Application Reference: 107965/000

Please accept this letter as additional information to be included with the application for the Removal of Condition No. 2 of the Planning Application reference: 107965/000 dated 10 May 1999. The application is to allow for change of use from Holiday Accommodation to Residential use for the beneficial occupation of the long-term owner.

The site address is: Red Tiles Barn, Broad Street, Stoney Stratton, Shepton Mallet, Somerset BA4 6EF. Situated on the northern outskirts of Stoney Stratton village, Broad Street is a lane which connects Stoney Stratton to Doultling village and the A631 to the north. It has a plot of approximately 3,875m² total area (blue boundary) with residential curtilage of approximately 527m² (red boundary). The site is bounded by Broad Street to the west, agricultural fields to the north and east and southeast. Neighbouring dwellings and farm buildings are situated to the south.

The site includes a converted stone barn, converted shortly after consent was granted with a gravel drive and ample parking for multiple vehicles. There is no requirement for any modification to the existing access from the public highway and parking areas.

The existing barn is currently used as a holiday rental, one of many available within the area. The barn is located 11 miles from Shepton Mallet and 9 miles from Bruton which attracts many visitors. A search on-line reveals that there are over 250 holiday rentals listed within 20 miles of Bruton and 65 holiday rentals within 10 miles of Stoney Stratton. These holiday rentals are listed with Airbnb alone and there are likely to be many more listed on other sites. There is extensive alternative accommodation available and the conversion of this rental to a permanent residence will not adversely affect tourism in the area. The building has been used for domestic use since 2000 and will become a permanent residence for the owners of the property upon their retirement.

Please find attached Appendix A with photos of the existing building to aid you in your decision.

Yours Faithfully


Leila McLelland

architect RIBA

benjamin + beauchamp architects limited

cc Rev & Mrs Neill

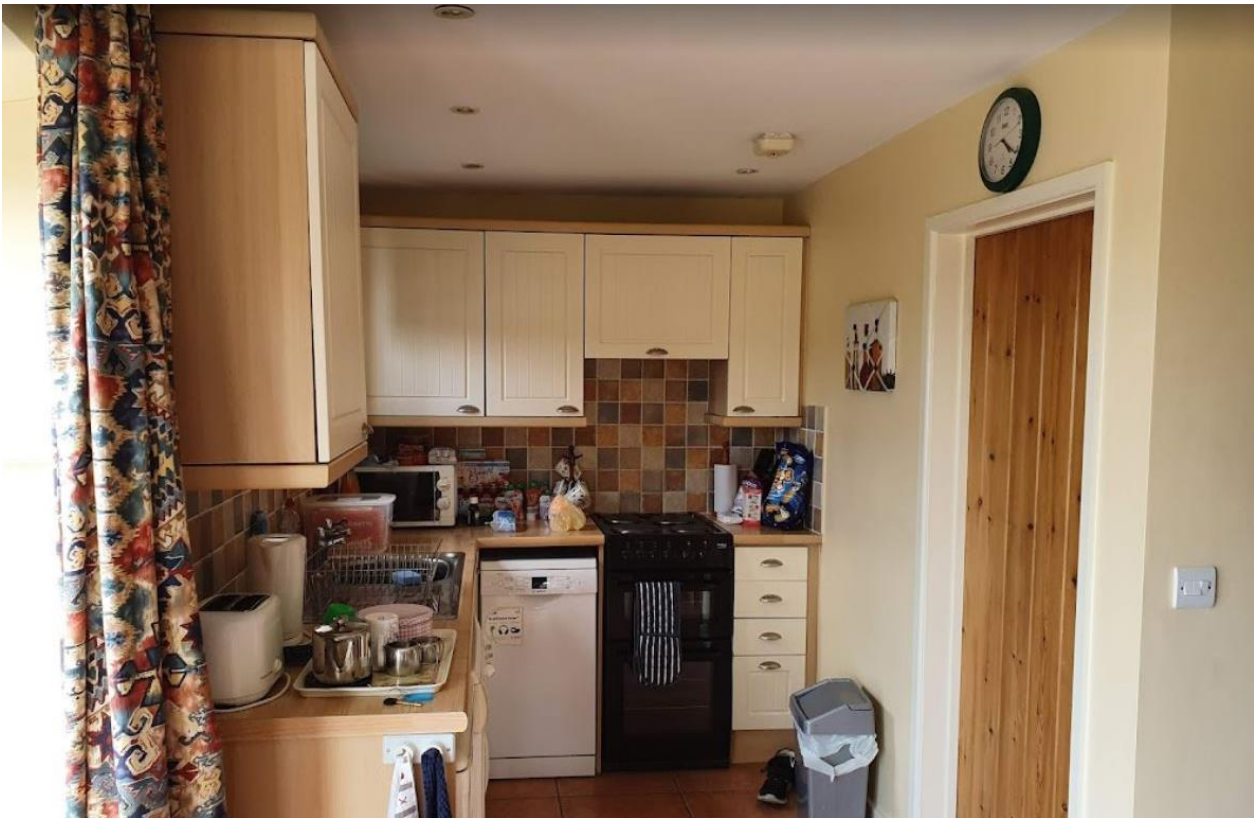
APPENDIX A - PHOTOGRAPHS



Top: Existing converted barn, parking area and lawns – south elevation
Below: Converted barn and driveway– east elevation



Top: Converted barn, front entrance.
Below Left: West (highway) elevation.
Below Right: Interior view of existing first floor bedroom looking out to highway.



Top: Interior view of the existing kitchen.
Below: Interior view of the existing ground floor accommodation.



Above: Aerial image of the site with red and blue boundaries marked. Neighbouring dwellings and farm buildings are located to the south of the site.