

KEITH FARMER ASSOCIATES

**CONVERSION OF PART OF GARAGES AND ERECTION OF TWO STOREY LINK TO DWELLING TO FORM DISABLED DEPENDENT'S ACCOMMODATION AT OLD BARN COURT, WRANGWAY, WELLINGTON (AMENDED SCHEME TO APPLICATION 44/09/0002)**

Grid Reference: 312133.117826

Full Planning Permission

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**RECOMMENDATION AND REASON(S)**

Recommended Decision: Refusal

The proposed two storey and first floor extension, by virtue of size, scale, design and positioning, appears as an incongruous addition, detracting from it's simple linear form, to the detriment of the traditional character of the existing dwelling. Attaching the large two-storey extension to the front of the proposed annexe further exacerbates harm to the main dwelling. As such, the proposal is contrary to policies S1 (General Requirements), S2 (Design) and H17 (Extensions to Dwellings) of the Taunton Deane Local Plan.

**RECOMMENDED CONDITION(S) (if applicable)**

Notes for compliance

**PROPOSAL**

The proposal comprises two elements; the conversion of a recently constructed triple garage block to form accommodation for disabled dependants. A bedroom, wet-room, and living room are proposed, and the building would be linked to the main dwelling, Old Barn Court. The first floor of the garage block is used as an office by the applicant's surveying and design business. A small lean-to store is proposed to the side of the garage conversion.

The second element of the proposal includes a two-storey extension and first floor extension. The two-storey extension provides an additional bedroom and a ground floor link/kitchen extension from the converted garage to the main dwelling.

Materials proposed are stained timber cladding and a natural slate roof, both to match existing elements of the proposal.

**SITE DESCRIPTION AND HISTORY**

Old Barn Court, within which the applicant lives, was formerly an agricultural barn for

which planning permission was granted in January 2005, reference 44/2004/018, for conversion to dwelling. Also part of the permission was the conversion of another building within the curtilage to form an annexe.

The dwelling is located outside of any defined settlement, closely attached to a group of dwellings at Wrangway. The dwelling has a courtyard area set with gravel to the front that could provide a small area for parking; the main parking area is set to the side of the dwelling away from this courtyard.

The site lies within the Blackdown Hills Area of Outstanding Natural Beauty (AONB).

### Planning history

Planning permission was granted in November 2005, reference 44/2005/015, for the erection of the garage building the subject of the current application.

Planning permission was recently refused, in January 2009, reference 44/2008/0030, for conversion of the garage to disabled dependants' accommodation, on the grounds that the proposal was tantamount to the creation of an independent dwelling and thus contrary to policy. The proposal did not incorporate a link to the main house, and the proposed accommodation incorporated all 4 habitable rooms, i.e. kitchen, bedroom, bathroom, and living room.

Application 44/09/0002 was a resubmission of the above application; reducing the amount of facilities the annexe provided and included a link to the main dwelling. The application was granted planning permission in April 2009.

## **CONSULTATION AND REPRESENTATION RESPONSES**

### **Consultees**

*WELLINGTON WITHOUT PARISH COUNCIL* - Supports granting of application and believe the changes will provide the extra accommodation and amenities so necessary for a wheelchair bound relative.

*SCC - TRANSPORT DEVELOPMENT GROUP* - Following comments: -

- Not clear if accommodation will be used ancillary to main dwelling like that of the annexe. If ancillary it is considered that there will be no increase in traffic over and above the existing use as a single dwelling.
- If not ancillary and a separate unit of accommodation it may warrant a recommendation of refusal.
- Proposal would result in loss of parking due to conversion of the garage. Original application (44/04/0018) imposed a condition requiring three parking spaces. Amended plan requested to show displaced parking and turning area.

*BLACKDOWN HILLS AONB SERVICE* - No observations

### **Representations**

ONE IDENTICAL LETTER RECEIVED FROM SEVEN RESIDENTS. The letter is a generic typed letter that individuals have signed and included their address. As such,

it is considered that the letter should be given similar weight to a petition. The letter raises the following: -

- Support application.
- Link necessary to provide comfortable wheelchair access, without link it would be difficult for wheelchair access and would be unsuitable.
- Link does not have a negative impact on surrounding area or Old Barn Court; link follows natural line of property.
- I am a frequent visitor to Old Barn Court so know there is actual evidence of a protruding gable where suggested link through will be located, so proposal reflects original design.
- Accords with Policy S1 (D).

ONE FURTHER LETTER OF SUPPORT raising the following: -

- Worked on original barn and can confirm original barn had projecting walls from kitchen; though not reconstructed, evidence still remains.
- Essential to have main house connected to ancillary accommodation, which will enable easy wheelchair access; should not be delayed as for an elderly dependant waiting to move, instead of remaining in care home.
- No harm to area; enhance Old Barn Court and Wrangway because barn would be converted to original form.

## **PLANNING POLICIES**

EN10 - TDBCLP - Areas of Outstanding Natural Beauty,  
EN12 - TDBCLP - Landscape Character Areas,  
S1 - TDBCLP - General Requirements,  
S2 - TDBCLP - Design,  
H17 - TDBCLP - Extensions to Dwellings,  
H18 - TDBCLP - Ancillary Accommodation,

## **DETERMINING ISSUES AND CONSIDERATIONS**

The main considerations are impact the proposed extensions have on the character and appearance of the dwelling.

### Annexe

The proposed conversion of the garage to an annexe is no different (internal layout and rooms) to the previous permission granted in 2009, and as such, there is no objection raised to this element of the proposal.

### Extensions

The proposed two storey extension is sited to the front of the main dwelling and will project forward of the proposed annexe. This arrangement is not considered acceptable in terms of design and harms the character of the dwelling, a former barn conversion, by greater a large bulk to the front of the dwelling and by attaching the annexe is not subservient. Furthermore, the linear property is of traditional character

with no protruding elements to the front, any addition would be alien to the dwelling as it now stands, particularly as the extension projects 4.5m to the front and would dominate the elevation.

The extension would also be clearly visible from the public highway as it faces towards the access to the courtyard.

Though comments have been made that there may have been a previous extension where one is now proposed, the extension must be seen in context to its new surroundings. In this case, the new garage building has been built within close proximity to the main dwelling and it is proposed to connect the extension to the front of the garage.

The previous application provided a small single storey link from the side of the proposed annexe to the main dwelling that was set back from the front of the annexe and did not project forward. The previous link was subservient, had limited views, and still provided the needed wheelchair access.

The applicant has indicated that the two storey and first floor extension would be required in the future for a possible carer. It has been highlighted by the case officer that the required accommodation could be provided elsewhere. The office space above the annexe could be used, there is a large store to the rear of the annexe that could be converted, and discussions took place about the possibility of a new garage/office space within the parking area to the side of the site. These suggested solutions have not been taken up by the agent who wants the application to be determined as submitted.

The first floor extension relates poorly to the main dwelling and has been included to enlarge the proposed first floor bedroom. The extension projects out at first floor and is not considered to be in keeping with the character and appearance of the dwelling. This again is particularly evident as the barn is linear and front elevation is uninterrupted by any projections/extensions.

### Highways

As the previous permission for the annexe has been granted without imposing a condition for three parking spaces, it is considered unreasonable to request such a condition now. It should be noted that parking and turning can still be accommodated within the courtyard and within the large parking area used to the side of the dwelling. As such, there is still sufficient off road parking available.

### Conclusion

The proposed extensions are not considered to be subservient, harm the character and appearance of the main dwelling and when connected to the annexe create a large dominant extension. The overall result is harm to the original form of the building by introducing incongruous additions, which would protrude out from the linear barn, complicating and detracting from the traditional and simple character of the property. As such, the proposal is not considered to be acceptable.

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.**

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