

04/2003/005

MRS M P MORRIS

**CONVERSION OF GARAGE TO GRANNY ANNEXE AT SEAFORDE GRANGE,  
DAIRY HOUSE LANE, BICKENHALL AS AMENDED BY AGENTS LETTER AND  
PLANS RECEIVED 4TH DECEMBER, 2003**

28716/18621

FULL PERMISSION

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**PROPOSAL**

In January 2002 the Planning Committee granted consent for the erection of a granny annexe at Seaforde Grange. The applicant does not wish to implement this previous approval, and the current scheme is intended to supersede the previous approval.

The current proposal is for the conversion of the existing detached double garage to a granny annexe. The building measures 6 m x 6 m and is located in close proximity to the dwelling house. The annexe will comprise 1 bedroom, a lounge, kitchen and bathroom. The scheme includes alterations to the fenestration of the building.

The application originally submitted included a replacement garage. However, this has been deleted from the scheme due to concerns regarding its size and location.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY no observations.

RIGHTS OF WAY OFFICER surface water drainage needs to be kept within the site and not onto the track/footpath.

PARISH COUNCIL strongly object to the application (as originally submitted) for the following reasons:- the development is unnecessary as the applicant already has extant permission to create a granny annexe, so there is no need for a second and he already has a garage. The proposed siting of the garage is inappropriately far from the dwelling. This property has already been extensively developed and this proposal with its separate access, remotely situated from the dwelling, appear to be an attempt to establish a separate dwelling. The construction type of the garage supports the belief that the building is not intended to be a garage permanently. The property is situated towards the end of a narrow track with no turning facilities, which has already been damaged by vehicles associated with previous developments. Further construction traffic is likely to cause further damage and additional traffic will inconvenience existing residents.

1 LETTER OF OBJECTION has been received on the following grounds:- the proposal constitutes intensification and overdevelopment of the site; the size and siting of the new garage would be out of character and intrusive to the appearance of the area; whilst the curtilage is sizeable, the proposal represents intensification, with too high a density of buildings; it is tandem backland development out of keeping with the

landscape setting; the new garage is too large, bulky, would be jarring and cause environmental damage to the local environment, village character and countryside setting; historically there have been numerous applications on the site, transforming a traditional farmhouse into a modern urban dwelling, the proposal takes this theme further; the design and appearance of the proposed garage is unsympathetic; the garage would abut the public road and be near a public footpath; it will not preserve or enhance visual amenity at this point and would be prominent from the footpath; the obtrusive size and siting are too close against the hedge and road to be screened and will be clearly visible; the Forde represents a picturesque rural scene with unique character, which should be recognised and protected; it will cause disturbance, noise and loss of amenity; construction vehicles will damage the lane and cause congestion.

## **POLICY CONTEXT**

Policy H20 of the Taunton Deane Local Plan Revised Deposit states that the conversion of an appropriate building within the curtilage of a dwelling will be permitted.

## **ASSESSMENT**

The deletion of the garage from the scheme overcomes the majority of the objections . The building which is to be converted to an annexe has a close functional relationship with the main house and is considered to be appropriate for conversion. If the current scheme is granted permission it will mean that there are 2 separate permissions for granny annexes within the curtilage of the dwelling. A condition is recommended to ensure that either one of these consents can be implemented, but not both. For these reasons the proposal is considered to be acceptable.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of time limit, materials, granny annexe to be used solely in connection with the main house, either this consent or previous approval to be implemented, but not both. Notes re works to be carried out in accordance with plans and surface water drainage.

REASON(S) FOR DECISION:- The building to be converted to an annexe has a close functional relationship with the main house and is considered to be appropriate for conversion. Therefore, the proposal is considered to accord with Policy H20 of the Taunton Deane Local Plan Revised Deposit., subject to a condition tying the annexe to the main house.

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

**CONTACT OFFICER: 356468 MR A GRAVES**

NOTES:

