

10/2004/020

CARDINAL DEVELOPMENTS LTD

CHANGE OF USE AND CONVERSION OF BARN TO DWELLING (REVISED PROPOSAL TO INCLUDE ERECTION OF ATTACHED GARAGE) AT TRENTS VIEW, TRENTS FARM, CHURCHINFORD.

21465/12563

FULL PERMISSION

PROPOSAL

The proposal comprises revised conversion details for a barn granted permission for conversion to a dwelling in May 2003. Permission was previously granted for detached garaging. The proposal includes a new built attached garage.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL the Council at its meeting decided that this application should be refused for the following reasons: (1) this property already has approval for a double garage on site which should be adequate for its needs. (2) if the Application is permitted, this will be the only property on this development with an attached garage. (3)if the Application is permitted, Trents View will be unacceptably close to its adjacent property (Pound House). (4)if the application is permitted, it will involve an abnormal amount of excavation work. (5)if the Application is permitted, it will destroy the visual integrity of the original structure. In addition to the request for an attached garage, the applicants appear to have made various amendments to the internal layout and to the windows, doors and roof as follows:- (6) in the eastern elevation, the roof void has disappeared to create additional bedroom space and a different layout, two roof-lights have been added and the double doors have been redesigned. (7)in the western elevation, the entire window arrangement has been completely redesigned. Paragraph 4.5 of TDBC's Policy Guidance on Rural Building Conversions suggests that new openings should be avoided but, where they are deemed to be necessary, they should be "of a scale, form and type compatible with the existing openings and character of the building". Paragraph 5.3 suggests that, where new openings are essential, vertical slit windows are often most appropriate. The same paragraph points out that "a symmetrical layout of window openings should be avoided as this is more commonly associated with the suburban house". It is felt that the approved application for Trents View was sympathetic to the simplicity of the original structure whereas the current proposals compromise/eliminate it totally. The need to avoid "suburbanisation" when converting rural buildings was emphasised by you when you addressed my Council in August and it is felt that these new proposals will lead to the creation of just such an undesirable effect. Additional "non planning considerations" revolved around what might be done with the land freed-up by down-grading the double detached garage to a single size; the possibility that the proposed attached garage might be incorporated into Trents View as additional living accommodation at some point in the future; what use is going to be made of the newly acquired land to the south-east of Trents View and why wasn't attention drawn to the many amendments listed above when the current application was made.

POLICY CONTEXT

Policy H9 - Outside the defined limits of settlements, the conversion of buildings to residential use will not be permitted unless; (A) the building proposed to be converted is of permanent and substantial construction and: (1) is in keeping with its surroundings; (2) has a size and structure suitable for conversion without major rebuilding or significant extension and alteration; (3) is unlikely to attract a suitable business re-use; and (4) is sited near a public road with convenient access by foot, cycle or public transport to a settlement; (B) and the proposal: (1) will not harm the architectural or historic qualities of the building; (2) does not involve the creation of a residential curtilage which would harm the rural character of the area; and (3) will not lead to a dispersal of activity on such a scale as to prejudice town and village vitality; and Policy EN10 which relates to development within the AONB are relevant.

ASSESSMENT

The principle of conversion is accepted by the earlier permission. Some of the concerns of the Parish Council over changes to openings are accepted and revised proposals addressing these have been received. Whilst not within the development boundary the building is seen as part of the built form of the village. Whilst concerns in terms of the impact upon the integrity of the building need to be considered, it is felt that on balance, any harm caused by the addition of a garage is not such as to warrant refusal.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, courtyard, rainwater goods, landscaping, boundaries, services underground, PD rights, window details, roof venting, schedule of works, repairs, alternative permissions. Notes re conversion, energy, sewer, soakaways, sound transmission, culvert.

REASON(S) FOR RECOMMENDATION:- The proposed building is located on the edge of the village where the conversion scheme is considered appropriate in accordance with Taunton Deane Local Plan Revised Deposit Policy H9.

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

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