

17/2005/006

MRS G ALFORD

**ERECTION OF CONSERVATORY AT SWIFTS BARN, MANOR FARM, FITZHEAD
AS AMPLIFIED BY APPLICANTS LETTER RECEIVED 4TH NOVEMBER, 2005**

11445/28515

FULL PERMISSION

PROPOSAL

The proposal is for the erection of a conservatory to the rear of the property, which forms part of a recently converted barn complex. The conservatory measures 4.25 m x 3.0 m x 3.35 m at the highest point. Materials to be golden oak coloured uPVC frame with glass roof.

The applicant has submitted a supporting letter received 4th November, 2005 raising the following issues:- The conservatory is a temporary structure that would not irrevocably alter the buildings structure that exists today and is not visible from the highway and can only be seen from the adjacent two properties (Merlins and Granary Steps). Between the neighbouring properties is a 1.8 m wooden fence providing screening. The elevation on which the proposed conservatory would be attached is partially rendered instead of stone and therefore this area would be covered by the conservatory. The dwarf wall would be constructed using matching natural stone. A neighbour informed me that a planning officer previously told them that UPVC would be accepted for a conservatory since it was a temporary structure. It is important to us that the proposal is sympathetic to its surrounding which is why we have chosen a product to match the existing timber work on the property.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL supports the proposal.

POLICY CONTEXT

In the assessment of this application, the following Taunton Deane Local Plan Policies are relevant:- S1 (General Requirements), S2 (Design) and H17 (Extensions to dwellings). These policies seek to ensure that extensions to dwellings do not harm the residential amenity of other dwellings, not the form and character of the property to be extended, and that the extension is subservient in scale and design to the existing dwelling.

ASSESSMENT

The property forms part of a complex of barns that have been converted. The existing barns are constructed of stone with timber windows and natural slate roof. Although the converted barn is now a dwelling, any form of extension should reinforce the character

of the building to be extended. The proposed materials and design of the conservatory are not traditional and would not be considered appropriate or in keeping with the character of the barn. Although the conservatory would only be seen from the rear gardens of neighbouring properties, the proposal is still considered inappropriate given the alien nature of this incongruous development. Furthermore there would appear to be many other appropriate designs of extension that could be accommodated in this position.

The neighbouring property, Blantye Barn has been granted permission for a traditional lean-to extension incorporating natural materials with no UPVC. This form of conservatory is not considered to be a temporary structure. Members may recall the refusal of a similar, modern conservatory at the neighbouring converted barn, Dairy Cottage, at October Planning Committee 2003 (application reference 17/2003/012).

RECOMMENDATION

Permission be REFUSED as materials not in keeping with existing barn conversion and design not traditional and out of character with the dwelling/barn conversion.

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

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NOTES: