

22/2005/013

DR & MRS PEPPERELL

ERECTION OF TWO STOREY EXTENSION, HOCcombe BARN, LYDEARD ST LAWRENCE (REVISED SCHEME).

11343/29878

FULL PERMISSION

PROPOSAL

The proposal provides for the erection of two storey and single storey extensions to the existing dwelling which is a barn conversion. There is an outstanding planning permission for the erection of a single storey extension to the dwelling. The current proposal provides for a second floor to be provided above this agreed extension, increasing the height by 1 m. This would allow for a large living room on the ground floor with the provision of additional bedroom accommodation and bathroom on the first floor. The single storey extension would provide for a utility room.

A previous application (22/2005/005) for a two storey and single storey extension was refused by the Planning Committee on 15th June, 2005. The two storey extension now proposed is 1.3 m lower than the refused extension, but still projects above the ridge height of the existing dwelling. The proposal is also smaller as the extension will project to the rear of the dwelling, whereas the previous proposal would have extended into the existing dwelling.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL supports the application.

FIVE LETTERS OF SUPPORT have been received raising the following:- the design would be in keeping with the existing dwelling and will not impact adversely on its character; though amended plans visually less appealing, I hope they will fulfil the planning committees reservations; development would provide a viable family unit and will not create any visible change to the landscape viewed from the access lane; property has been converted from its original barn status for more than a decade and should be assessed as a normal dwelling for the purposes of this application; people using road will notice virtually no difference to the building, and will enhance the property and will be commensurate with the size of the property; proposal looks sensitive in scale and design to the landscape in which the house is built.

POLICY CONTEXT

The dwelling is the result of the conversion of a former barn. Policy H7 of the Taunton Deane Local Plan states that outside the defined limits of settlements, the conversion of

buildings to residential use will not be permitted unless certain criteria are met. Policy H17 of the same plan states that extensions to dwellings will be permitted provided they do not harm (a) the residential amenity of other dwellings; (b) the future amenities, parking, turning space and other services of the dwelling to be extended; and (c) the form and character of the dwelling and are subservient to it in scale and design. I do not consider that criterion (c) is met with the current proposal.

ASSESSMENT

The applicant contends that the other traditional and historic dwellings in the near vicinity are all double storey and that many of these have adjoining single-storey elevations. The current barn conversion is single storey along its length and the applicant considers that a single storey barn of this length would usually have been part of a farmyard complex or a group of adjoining larger barns and somewhat incongruous in isolation.

I consider that the existing character of this barn conversion is as a single storey building. That is the form it was when it was in agricultural use and the extensions that have been carried out to the building have been in keeping with this character. The provision of a two storey element at one end of the building, projecting above the ridge of the dwelling, would have a detrimental impact on that single storey character of the existing building. Notwithstanding the assertions of the applicant, the proposed two storey extension cannot be considered to be subservient to the existing single storey dwelling, as required by Policy H17.

RECOMMENDATION

Permission be REFUSED for reason that the existing dwelling is the result of the conversion of a former agricultural building of traditional character, where the Local Planning Authority's policies require that the appearance, structure and surroundings of the building should remain materially unaltered. The proposed 2 storey extension, by reason of its size and form will have a detrimental impact on the architectural integrity and traditional character of the existing dwelling and detract from the visual amenities of the locality (Taunton Deane Local Plan Policies H7 and H17).

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:

