

34/2004/022

MR & MRS C TUCKER

**ERECTION OF CONSERVATORY AND SHED AT REAR OF LODGE FARM,  
STAPLEGROVE.**

20573/26562

FULL PERMISSION

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**PROPOSAL**

Erection of conservatory on north side of dwelling which was formerly an agricultural barn. The structure would measure 5 m x 5 m x 3.3 m at the highest point. Materials to be oak coloured pvcu frame with polycarbonate roof. Erection of 6 m x 6 m x 2.75 m shed in north-west corner of curtilage.

**CONSULTATIONS AND REPRESENTATIONS**

PARISH COUNCIL have not objected to this application.

**POLICY CONTEXT**

In the assessment of this application, the following Taunton Deane Local Plan Revised Deposit policies are relevant:- S1 (General Requirements), S2 (Design) and H19 (Extension 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 is a two storey stone barn conversion. There are no other extensions and the conservatory would be visible from the roadside. The design of the proposed structure which is a standard conservatory design would not be in keeping with the existing dwelling.

**RECOMMENDATION**

Permission be REFUSED as design is unsympathetic and out of character with existing barn conversion. (West Deane Local Plan Policy WD/HO/10 and Taunton Deane Local Plan Revised Deposit Policies S1, S2 and H19).

**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: