

10/09/0023

MR R GREED

**ERECTION OF CARPORT AND LOG STORE AT THE POUND, TRENTS FARM,
ROYSTON ROAD, CHURCHINFORD**

321472.112591

Full Planning Permission

PROPOSAL

The proposal comprises the erection of a detached three bay carport, one bay will be enclosed by doors and used as a store. A small log store is proposed to the rear of the store. The carport will be constructed in timber on a stone plinth and finished with a slate roof.

SITE DESCRIPTION AND HISTORY

The proposed garage will be sited in front of the existing dwelling, a former barn that was granted consent to residential. There are other barn conversions and outbuildings within the vicinity.

Churchinford is located within the Blackdown Hills Area of Outstanding Natural Beauty (AONB).

The barn was granted permission to be converted to residential use in 2003. Later applications (allowed on appeal) allowed the existing garage to be extended to the main dwelling and to be converted to part of the dwelling.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No observations.

CHURCHSTANTON PARISH COUNCIL - Proposal will not impact in anyway on the design and relationship with the main dwelling or impinge on the AONB.

BLACKDOWN HILLS AONB SERVICE - No observations.

Representations

FIVE LETTERS OF SUPPORT: - will enhance appearance of property, as design and materials are sympathetic to surrounding former agricultural buildings; fits in well with existing building; no different to application at Trents View; will not impair view of original barn from driveway; planning precedent established on Trents Farm from other similar buildings which have received approval.

PLANNING POLICIES

S1 - TDBCLP - General Requirements,
S2 - TDBCLP - Design,
H17 - TDBCLP - Extensions to Dwellings,

DETERMINING ISSUES AND CONSIDERATIONS

The proposed carport is sited to the front of the dwelling that formed part of the original barn that was converted, not in front of the later extensions. The carport is also proposed to be sited only 2m front the front of the dwelling.

The large three bay carport, with a ridge height of 4.7m, is considered to harm the setting of the former barn conversion at this point. The close proximity of the carport, in a prominent position, would alter the appearance of this elevation and the linear appearance of the dwelling. The proposal is therefore considered to have a detrimental impact on the character and appearance of the former barn.

Other buildings allowed would have been assessed on their own merits and any impact the proposals would have had on the former barns.

RECOMMENDATION AND REASON(S)

Recommended Decision: Refusal

The proposed carport is sited in a prominent position forward of the dwelling and within 2m of the front wall of the dwelling that forms part of the original barn. In this position the carport is considered to adversely affect the linear appearance of the dwelling, altering the appearance of the front elevation and harming the setting of the former barn. Therefore having a detrimental impact on the character and appearance of the dwelling. The proposal is contrary to policies S1, S2, and H17 of the Taunton Deane Local Plan.

RECOMMENDED CONDITION(S) (if applicable)

Notes for compliance

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.

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