

10/18/0020

MR & MRS P STEVENS

Erection of single storey extension to the rear of The Shippen, Burnworthy Mews, Churchstanton

Location: THE SHIPPEN, BURNWORTHY MEWS, SMOKEM LANE,
CHURCHSTANTON, TAUNTON, TA3 7DR

Grid Reference: Full Planning Permission

Recommendation

Recommended decision: Refusal

Subject to no representations raising new issues by 20 August 2018 the matter be delegated to the Assistant Director Planning & Environment to determine

- 1 The proposed extension by reason of its size, position and design will have a detrimental impact on the architectural integrity and traditional character of the existing dwelling and its rural setting within the Area of Outstanding Natural Beauty and will detract from the visual amenity of the locality and therefore would be contrary to policies DM1d and CP8 of the Core Strategy, policy D5A of the Site Allocations and Development Management Plan and policy PD1/B of the Blackdown Hills AONB Management Plan 2014-2019.

Recommended Conditions (if applicable)

Notes to Applicant

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the applicant and entered into pre-application discussions to enable the grant of planning permission. However in this case the applicant was unable to satisfy the key policy test and as such the application has been refused.

Proposal

Permission is sought to erect a single storey extension on the east elevation, which will project 6.35m metres by 10m in width. The extension has been designed to have a dual pitched tiled roof, will be finished in natural stone and with almost full height doors on the east elevation.

As per the previous planning application that was refused, pre-application advice was sought for the scheme prior to submission and the Agent was advised the proposed scheme was unacceptable in terms of design.

A decision cannot be issued until the expiration of the site notice consultation time - therefore the application is being presented to Committee for decision, subject to no further comments being received.

Site Description

The Shippen forms one of a group of 6 barn conversions, which were given planning permission in 2006 and revised in 2007. They are located within an Area of Outstanding Natural Beauty. The property was a traditional barn which still after its conversion is characterised by its linear form, which is unbroken. It has natural stone walls under a tiled roof, it has a low eaves line and wooden windows. Whilst the east elevation is shown to be the rear of the dwellinghouse facing onto the grassed garden, screened by a hedge, this is the first barn that is visible when the group of properties are approached along the access drive.

Restrictive conditions were imposed on the original application for the conversion of the complex of the barns in terms of extensions, additions, enclosures and additional windows openings; these conditions were required to give the Local Planning Authority control over any subsequent development.

Relevant Planning History

10/17/0004 Refused 23.03.17	Erection of single storey rear extension and extension to garage.
10/17/0013 Approved	Erection of extension to the east elevation of timber garage
10/06/0000 Approved 15.01.07	Change of use and conversion of farm buildings to form six dwellings
10/07/0024 Approved 13.09.07	As above - revised design

Consultation Responses

CHURCHSTANTON PARISH COUNCIL - The PC supports the application as only 9% of the garden is required for the proposed extension, it is in-keeping with the existing building not visible or nuisance to any other property, the double apex roof is in keeping with the continuation of the property (next door)

Representations Received

1 letter of objection received - The original planning permission for the development granted in 2007 acknowledged the local character and distinctiveness of the area in

addition to the architectural and historic qualities of the building. The resulting home reflect the original purpose of the buildings in their footprint, design and materials. We believe that the extension to The Shippen, a distinctive, long, single storey building forming one complete side would compromise the original vernacular architecture of Burnworthy.

4 letters of support - two from visitors of the area - that the extension will blend into the mews, no adverse impact on the area as use of matching materials and in keeping within the Area of Outstanding Natural Beauty. Two letters from a neighbours that feels that the design and materials are suitable and totally in-keeping with the rest of the small 6 dwelling mews properties and is not visible from the other dwellings as it faces onto open countryside and woodland.

Ward Member - following support from local residents and parish council I would request this application is brought to planning committee.

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for Taunton Deane comprises the Taunton Deane Core Strategy (2012), the Taunton Site Allocations and Development Management Plan (2016), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below.

DM1 - General requirements,
D5 - Extensions to dwellings,
CP8 - Environment,

Policy PD1/B of the Blackdown Hills AONB Management Plan 2014-2019.

This takes into account the recent adoption of the SADMP.

Local finance considerations

Community Infrastructure Levy

Not payable in this instance.

Determining issues and considerations

The proposed extension is considered to be unacceptable in terms of design, given

that this former barn has a traditional linear form and the extension is proposed centrally along the elevation. Whilst one of the letters of support state that it is not visible for the other properties at the site, this is a fundamental concern as the property is in a prominent position within the site and is the first barn which is visible along the approach road. Whilst this scheme is slightly different in design from the previous refusal in 2017, the extension will be located in a similar position and the principle of the proposal remains unchanged affecting the character of the property within the Area of Outstanding Natural Beauty. The Agent sought pre-application advice before the scheme was submitted and was advised that the extension would not be supported. The proposal is therefore considered contrary to policies DM1d and D5A and would harm the character of the property and the character of the AONB. This could also be considered contrary to policy PD1/B of the Blackdown Hills AONB Management Plan 2014-2019.

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

Contact Officer: Mrs S Melhuish