

25/13/0028

MR & MRS J BAILEY

**ERECTION OF SINGLE STOREY REAR EXTENSION AT SHIPPON BARN,
NORTON FITZWARREN (AMENDED SCHEME TO 25/13/0016)**

Location: SHIPPON BARN, MONTYS LANE, NORTON FITZWARREN,
TAUNTON, TA4 1AA

Grid Reference: 318024.126699

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

RECOMMENDED CONDITION(S) (if applicable)

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A3) DrNo 01 Elevations & Block Plan

(A3) DrNo 02 Floor Plans

(A4) Location Plan

(A4) Existing Side Elevations

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The first floor Juliet balcony railing shall hereafter be retained as such.

Reason: To prevent access onto the flat roof section which would cause unacceptable overlooking to the neighbouring properties.

Notes to Applicant

- . In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission.

PROPOSAL

Permission is sought for the erection of a single storey extension with a projection of 4.4m to the rear.

SITE DESCRIPTION AND HISTORY

This is the site of a barn conversion of stone and tile construction and timber windows. This dwelling is in a group of barn conversions of various styles and sizes which are accessed by a long drive off Montys Lane. There is plenty of off road parking and turning space with a single garage in a garage block and the dwellings back onto Montys Lane and the countryside beyond.

The barn is a mid-terraced dwelling in the middle of a longer large barn converted into three storey dwellings. There is a single large opening on the rear that extends over three floors with an existing first floor Juliet balcony.

A previous application for a single storey extension with a projection of 4.4m to a height of 4.6m and with a central balcony was withdrawn.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

NORTON FITZWARREN PARISH COUNCIL - Object totally overshadows the two adjacent properties out of character with building and flooding issues.

Representations

FIVE letters of OBJECTION raising the following issues:

- concerns over drainage,
- it will undermine the character and appearance of the rural setting, disproportionate in size, impact on services.
- it does not retain the original appearance of the buildings and visual amenities of the area.
- Private covenants prevent access for construction vehicles over the common courtyard - a new access will need to be formed at the rear and this should be shown on the plans, together with a replanting scheme.

PLANNING POLICIES

EN12 - TDBCLP - Landscape Character Areas,
DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,
H17 - TDBCLP - Extensions to Dwellings,

LOCAL FINANCE CONSIDERATIONS

N/a

DETERMINING ISSUES AND CONSIDERATIONS

This application seeks full planning permission for a single storey extension to the rear. The main issues are considered to be design and impact on the neighbouring dwellings.

The building is a converted barn of an imposing scale. It has a functional character with limited openings in the rear elevation. In the centre, is a full height opening, which has been glazed entirely across all three floors: a Juliet balcony has been added to the first floor opening.

The proposal introduces a single storey extension which cuts across this opening, albeit that the large area of glazing has been incorporated into the extension. This is not ideal as the character of former opening spanning all three floors is undermined. However, the mono-pitched lean to roof would not cut across the opening and, therefore, it is considered that, on balance, the character of the building is not undermined to such a degree that would warrant the refusal of planning permission.

In terms of the impact on neighbouring residents, the proposal will introduce a projecting element close to/on the boundary of the neighbouring property.

The boundary to the north is marked by a 1.8m solid wooden fence for four to five panels from the wall of the dwelling each side and then an open wire fence after that which lends openness to the gardens. The proposed lean-to extension would extend to a height of between 2.6 and 3.8m. To the North the neighbour's windows would be approximately 4m away from the proposed extension. Given the existing fence, the additional height is considered to be acceptable.

To the south the proposed extension is set off from the boundary by half a metre although the neighbours windows abut the boundary. The direction of the sun would be such as not to produce and overshadowing on the neighbour to the south and the distance between the window and the proposed extension will minimise any overshadowing to the neighbour to the north. Any overshadowing to the garden would be limited to the morning.

In terms of impact to the neighbours, the proposed extension is only single storey and therefore the potential impact is not considered to be so significant as to warrant refusal.

This is the resubmission of planning application 25/13/0016 which was withdrawn following concerns regarding overlooking from the balcony. The balcony has now been removed from the proposal and it is therefore considered to be acceptable. Some issues regarding the design have also been addressed.

The private management company for the hamlet has commented that construction traffic will have to access the site from the rear. However, this is a civil matter that does not impact on the considerations of the application. If a new access is required, this may need planning permission and the impact of it would be considered at that time.

With regard to the above, the proposal is considered to be acceptable. It is

therefore recommended that planning permission is granted.

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

CONTACT OFFICER: Mrs P Hogg Tel: 01823 356371