09/2006/004

ANTHONY SANDERCOCK

**EXTENSION TO BARN CONVERSION AND ERECTION OF GARAGE, WEST BOVEY FARM, WATERROW**

304574/124753                                                                                    FULL

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## PROPOSAL

Permission is sought for the erection of an extension to an approved barn conversion and the construction of a detached garage. In addition a number of alterations are proposed. These comprise the provision of roof lights within the roof slope. The original consent incorporated garaging within the converted building. The proposed plans now show this to be a bedroom with a new detached double car port/garage.

## CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection subject to imposition of conditions.

CONSERVATION OFFICER extension to barn inappropriate and detrimental to historic plan form. Objection raised.  No objection to garage which only requires planning permission.

PARISH COUNCIL the Council supports the proposal.

## POLICY CONTEXT

PPG15 Planning and the Historic Environment

Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design), and EN16 & EN17 (Listed Buildings).

Policy 9 (The Built Historic Environment) of the Somerset & Exmoor National Park Joint Structure Plan Review.

The statutory background for the protection of listed buildings is found within the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 16 (2) of the Act states the key responsibility of the LPA is to have 'special regard' for 'the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses'.

Material considerations are Planning Policy Guidance Note (PPG15): Planning and the historic environment and the Development Plan which comprises Policy 9 of the Somerset & Exmoor National Park Joint Structure Plan Review and Policy EN16 & EN17 of the Taunton Deane Local Plan.

PPG15 (3.3) emphasises the prime consideration in determining an application for consent is the importance to society of protecting listing buildings…from 'unsuitable and insensitive alteration'.

**ASSESSMENT**

It is considered the proposed detached garage would have no harmful impact upon the setting of the listed building and as such no objection is raised to this element.

There are no objections to the proposed external alterations to the original integral garage or the proposed roof lights. The main issue for consideration is the proposed sun lounge which would measure 4.0 m x 6.0 m with a full gable roof design, measuring 5.1 m to the ridge. The proposed extension would incorporate two sets of double doors, stone finish to match the existing barn and timber cladding to the gable end.

It is considered in consultation with the Conservation Officer that the proposed extension is neither desirable nor necessary to achieve the required residential conversion of the building. The proposed alteration to the building would have a detrimental impact upon the character and historic plan form of the barn.

To conclude, it is considered that the proposed alterations would conflict with Policies EN16 & EN17 of the Taunton Deane Local Plan and Policy 9 of the Somerset & Exmoor National Park Joint Structure Plan Review and national guidance intended to protect listed buildings from damaging alterations. The proposal would have a significantly adverse effect on the character of the converted barn as a building of special architectural and historic interest.

**RECOMMENDATION**

Permission be REFUSED for the reason that the proposed development, specifically the sun lounge, would constitute an inappropriate extension detrimental to the simple historic form of the building. As such the proposal would conflict with Taunton Deane Local Plan Policies H17, EN16 & EN17 and of the Somerset & Exmoor National Park Joint Structure Plan Review Policy 9 and national guidance (PPG15) intended to protect listed buildings from damaging alterations.

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

**CONTACT OFFICER:  356586 MR A PICK**

NOTES: