

14/2004/023

R J GOVIER

ERECTION OF SINGLE STOREY EXTENSION TO FORM GRANNY ANNEX AT THREE ACRES, ADSBOROUGH AS AMENDED BY PLANS RECEIVED 19TH JULY, 2004

27846/29176

FULL PERMISSION

PROPOSAL

The application is for a large single storey extension to bungalow to provide a granny annexe. The extension will be L- shaped and will measure 8.7 m x 10.2 m at its widest point. The proposed accommodation will include a bedroom, bathroom, kitchen, dining room, living room and patio area. The annexe will have its own front door and there will be windows to the front, side and rear. The roof will match the height of the existing roof and the materials will match existing. Revised plans have been received showing an internal link through the proposed dining room.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL support the application with the internal link.

ONE LETTER OF REPRESENTATION has been received from adjoining occupants requesting that the existing hedge and nissen hut, which act as a screening to the site be retained and conditioned.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policy H19 only supports extensions to dwellings where they do not harm the residential amenities of surrounding properties or the amenities of the site, the form and character of the dwelling and are subservient to it in scale and design. Policy S1(D) requires development to not harm the appearance and character of any affected landscape, settlement, building or street scene. Policy EN13 states that development proposals must be sensitively sited and designed to respect the distinct character and appearance of the local Conservation Areas. Policy S8 sets out criteria for new building outside of defined settlement limits.

ASSESSMENT

The site is located outside of defined settlement limits and when permission was given for the bungalow to be built it was conditioned with an agricultural/forestry tie. It was also conditioned to retain parking spaces to the northern side of the bungalow where the proposed annexe is to be sited.

The main issue in respect of this application is the size of the proposed extension. It is not considered to be subservient to the main dwelling and as such the level of accommodation being provided is excessive for what may be required as a granny

annexe. The revised plans show an internal link from the main house into the proposed dining room. This does not imply regular use of the link, the design of which is poor in that it has steps which do not allow for wheelchair users.

It is felt that due to the size and design of the proposed annexe and the provision of its own front door, it amounts to the creation of a new dwelling. This would be contrary to the Taunton Deane Local Plan as the site is outside defined settlement limits and, if approved, would set an undesirable precedent for similar proposals within the open countryside.

Other issues to consider include the loss of car parking and the agricultural tie. It is felt that if the applicant were to make a re-submission for a smaller extension, with the provision of car parking, it would be considered to be more in accordance with policies in the Taunton Deane Local Plan Revised Deposit.

RECOMMENDATION

Permission be REFUSED for the reason that the proposal envisages the erection of a building which is considered to be excessive in size for the purpose of an Annexe. Furthermore, the design of the proposal is unsatisfactory in that it is not sufficiently integrated with the existing property as an extension thereto, but rather takes the form of a separate dwelling unit which would be an inappropriate form of development and one which the Local Planning Authority are not prepared to permit on a permanent basis as proposed. Contrary to Taunton Deane Local Plan Revised Deposit Policies S1, S8 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: