

07/13/0010

MR D TAYLOR

**ERECTION OF TWO STOREY EXTENSION TO THE REAR OF THE WAGGON HOUSE, BRADFORD ON TONE**

Grid Reference: 316990.122126

Full Planning Permission

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**RECOMMENDATION AND REASON(S)**

Recommended Decision: Refusal

The proposed extension by reason of its scale and design details fails to respect the character of the existing dwelling. As such the development would be contrary to Policy DM1 of the adopted Core Strategy and the retained Policy H17 of the Taunton Deane Local Plan.

**RECOMMENDED CONDITION(S) (if applicable)**

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 with the applicant and has looked for solutions 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 for the erection of a two storey extension with a projection of 8.2m to the side

**SITE DESCRIPTION AND HISTORY**

the dwelling has been converted from a former barn which was granted permission in May 1986. It is of stone and brick construction with both sides predominately wood 'cladding' with a slate roof and timber windows. This is a detached dwelling in a loose cluster of other similar dwellings. There is a porch to the front. The front and one side of the site are open plan and the rear of the site is enclosed by bushes and a wooden railing.

**CONSULTATION AND REPRESENTATION RESPONSES**

**Consultees**

*SCC - TRANSPORT DEVELOPMENT GROUP* - No observations to make

*BRADFORD ON TONE PARISH COUNCIL* - No objection

## **Representations**

4 letters of SUPPORT received (which all quote a previous application number)

- The extension will have no impact on the locality.
- It will enhance the appearance of the property.

## **PLANNING POLICIES**

EN12 - TDBCLP - Landscape Character Areas,

## **LOCAL FINANCE CONSIDERATIONS**

N/A

## **DETERMINING ISSUES AND CONSIDERATIONS**

The main considerations in the assessment of this application is the impact of the proposed two storey extension to the rear on this barn conversion.

The proposed two storey rear extension is of a design that does not enhance the existing dwelling nor does it reflect it as a barn conversion.

The size of the proposed two storey rear extension is of a size that appears a prominent and incongruous structure that dwarfs the existing dwelling and is therefore considered to be inappropriate.

The primary concern to the development relates to the scale and design of the proposed two storey extension which would span more than half the width of the property and would be detrimental to the character of the main barn conversion.

It is therefore considered unacceptable in accordance with Policy DM1 of the adopted Core Strategy and the retained Policy H17 of the Taunton Deane Local Plan.

**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**