

13/12/0009

MR & MRS T WAYMOUTH

**ERECTION OF TWO STOREY REAR EXTENSION AT FENNINGTON OAKS,
KINGSTON ST MARY**

Grid Reference: 319413.129902

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Refusal

- 1 The proposed extension by reason of its scale and design details and position fails to respect the character of the existing linear dwelling and would adversely affect the visual amenity and character of the 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

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council works in a positive and pro-active way with applicants and looks 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 9m to the rear.

SITE DESCRIPTION AND HISTORY

This is the site of a detached barn conversion of stone and slate construction with brown windows. There is plenty of off road parking and turning as it is set well back from road and has a boundary of low brick and stone wall. There is a garage block to the side and front and plenty of domestic planting.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No observations to make.

BISHOP LYDEARD & COTHELSTONE PARISH COUNCIL - Supports the application with no further comments.

LANDSCAPE - No significant landscape impacts.

Representations

Two letters raising NO OBJECTION/NO COMMENT

Six letters of SUPPORT with no reasons given

PLANNING POLICIES

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

LOCAL FINANCE CONSIDERATIONS

None.

DETERMINING ISSUES AND CONSIDERATIONS

The main consideration in the assessment of the 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 its existing character, which is clearly one of a former agricultural building.

The size of the proposed two storey rear extension is of a size that appears to dominate the rear elevation of the dwelling.

The primary concern to the development relates to the scale and design of the proposed two storey extension which would appear to be detrimental to the linear appearance and character of the main dwelling.

The projection of the proposed two storey extension beyond the centre of the rear wall is of a size that overwhelms this converted barn and removes from the barn conversion its main feature of the large opposing window which identify this as originally a threshing barn thus diminishing its character.

Comments were received from four representations who approve or support the application giving no planning reasons and from one representation who stated that it would not be detrimental to the area and from another who had no planning comments to make.

It is, therefore, contrary to 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.

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