

41/12/0001

MR & MRS S BOLTON

ERECTION OF SINGLE STOREY AND TWO STOREY EXTENSIONS TO THE REAR OF DOBLES FARM, TOLLAND

Grid Reference: 310398.132128

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Refusal for the following reason:

- 1 The proposed extension would project significantly to the rear of the building perpendicular to the original linear form and layout of the dwelling. The proposed extension will be of a scale and finished appearance that fail to incorporate an acceptable degree of visual subservience to the original dwelling and as a result the proposals represent a large overpowering and incongruous addition. By virtue of the form, scale, design and appearance the proposed extensions will have a detrimental impact upon the traditional rural character and appearance of the original dwelling. The proposals therefore conflict with Taunton Deane Local Plan Policies S1 (D) (General Requirements), S2 (A) (Design) and H17 (C) (Extensions to Dwellings).

RECOMMENDED CONDITION(S) (if applicable)

Notes for compliance

PROPOSAL

Permission is sought for the erection of a two storey and single storey extension to the rear of Dobles Farm, Halse. The proposed two storey extension will provide a new kitchen and entrance hall with stair well at ground floor level and an en suite bedroom and landing above. The proposed single storey extension will form a new 'infill' link between the proposed two storey extension and the existing single storey section at the rear of the original building that provides a bathroom and entrance hall way. Internally, the existing kitchen area will be converted to a study with hallway from the main entrance leading to the lounge area.

The proposed two storey extension will have a footprint of 35.5 sq metres measuring 7.3m x 4.9m approximately; the extension will have an approximate height to eaves and ridge of 3.7m and 6.3m respectively. The proposed single storey section will measure approximately 3.3m x 3.0m with a maximum height to a mono pitched roof of 4.0m.

The extensions will be finished externally in stone walls, slate roof and timber fenestration. The lean-to extension will have a large triple rooflight to the roof and an entrance door and window to the north elevation.

SITE DESCRIPTION AND HISTORY

Dobles Farm is a detached dwelling set largely over two storeys with a small single storey section to the rear (north). The dwelling was formed as a result of a barn conversion scheme, which according to council records was granted planning permission under LPA reference 41/88/0002. The historic details show planning permission having been granted for a two bedroom dwelling at Dobles Farm. As part of the planning permission, permitted development rights for any addition or extension to the dwelling were removed in order to protect the original character of the building and visual amenities of the area.

The original dwelling is finished externally in stone and rendered walls, natural roofing slates and timber fenestration throughout. The single storey section to the rear is part stone and part render to its walls. The dwelling is served by a rear hardstanding and parking area together with a garden to the north with mature domestic planting and lawn area; to the east is a formal agricultural yard area, which comprises a range of buildings that vary in their scale, design and appearance. The dwelling is accessed via a private stone track that derives access from a classified unnumbered highway to the south west; through the application site public footpath T28/2 runs along an east-west axis behind a range of farm buildings to the south of the dwelling. The site is surrounded to the west and south by residential properties and by agricultural land and buildings to the north and east.

Planning permission has been refused previously for a similar extension to the rear of the dwelling, being the erection of a two storey and single storey extension with canopy porch, under LPA reference 41/11/0002. Permission was refused for the following reason:

The existing dwelling is the result of the conversion of a former agricultural building of traditional character, where the Local Planning Authority's policies require that the character, appearance, structure and surroundings of the building should remain materially unharmed. The proposed extension would project significantly at the rear thereby constituting an incongruous and overpowering element to the appearance of the original dwelling. By virtue of the form, scale, design and appearance the proposed extensions will have a detrimental impact on the appearance and traditional character of the existing dwelling and therefore the proposals conflict with Taunton Deane Local Plan Policies S1 (D) (General Requirements), S2 (A) (Design) and H17 (C) (Extensions to Dwellings).

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No comments

LYDEARD ST LAWRENCE & TOLLAND PARISH COUNCIL - Support the proposals - the property (which is otherwise largely screened from the public highway) is more in the style of a house than that of a converted former agricultural building. We have therefore formed the view that the proposed works will have no impact upon the character of the area and other buildings in close proximity. Further, I understand that the proposed works have been discussed in detail with

the immediate neighbors and that they in turn have written to support the application.

For these reasons support is given to the application.

Representations

4 letters of support from neighbouring properties raising the following planning related matters:

- Design is sympathetic to surroundings and will retain character of traditional farm house;
- An improvement to the existing house;
- House is too small for the growing family and layout does not suit the use;
- Not able to see the extension from neighbouring property, road or surroundings;
- In keeping with the original building;
- The extension will not be detrimental to the village or area as a whole;
- Proposal improves amenities without detriment to the area.

PLANNING POLICIES

S1 - TDBCLP - General Requirements,
S2 - TDBCLP - Design,
H17 - TDBCLP - Extensions to Dwellings,

DETERMINING ISSUES AND CONSIDERATIONS

The pertinent issues that require consideration in the determination of the proposed development are the impact of the extensions upon neighbouring residential amenity and the character and appearance of the dwelling.

Residential amenity

The proposed extension will be sited to the north of the dwelling and away from the boundary's of the curtilage that abut neighbouring residential properties. The extensions have been designed to ensure that no new window openings will directly face towards neighbouring properties to the west whilst the original building and those surrounding the dwelling will help screen the proposed extensions from the residential property to the south. As such, I consider that the overall design of the proposed extension will not materially harm the amenity of neighbouring residential properties with regard to noise, outlook, privacy or light and is acceptable in this with regard.

Character & appearance of original building

The dwelling is traditional in its character and appearance having been formed through the conversion of a former agricultural building. Great attention was paid to the original planning application to convert the building to a dwelling (planning reference 41/88/0002) so as to ensure that the agricultural character of the building was preserved as far as practicable. As a result the dwelling is considered to have an appearance that was once typical of many working farm holdings within rural areas; it is of a linear form with one projecting element to the north. A number of

attractive features have been retained including the range of steps to the rear of the property that provide pedestrian access into the dwelling via an doorway within what is thought to be a former granary opening. All original openings within the building were utilised with only three new openings created for additional lighting (one to each of the north, south and west elevations). As a result the dwelling has successfully retained the simple appearance of the building that is typical within rural areas such as this.

Local Plan policies S1 (D) and S2 (A) require proposals for development to reinforce and not harm the appearance, character and distinctiveness of any landscape, settlement, building or street scene involved in a development. Policy H17 goes on to state that extensions to dwellings will be permitted provided that they do not harm the form and character of the dwelling and are subservient in scale and design.

The proposed extension will increase the overall footprint and floor area of the building by approximately 60% or 71 sq metres over 2 storeys. The two storey element is subservient to the original building with regard to the lowered ridge and eaves levels as well as the proposed west elevation being set back from the end gable of the original building by approximately 300mm. Despite this element of subservience, the two storey section will project beyond the rear elevation by 7.3 metres and as a result it is considered to represent a significant addition to a dwelling that is of a modest scale at present. At such a scale, the proposed extension will have an overpowering impact upon the appearance of the original dwelling. The combination of the extensions' scale and the use of matching materials is also likely to cause difficulty in defining between the original element of the building; this lack of visual subservience will thereby result in a loss of the dwellings simple rural character.

The original building has a linear form set along an east-west axis; it is considered that projecting to the north of the dwelling at the scale proposed will intrinsically alter the form and layout of the building without respecting its linear characteristics. Additionally, the proposed extensions will result in the removal of the rear range of steps that provide access into the lounge area. These steps have been retained as a feature of the buildings historic past and as a result they are considered to form an intrinsic part of the dwellings character when viewed from the rear yard and garden. The removal of this feature together with the enclosure of the entire rear facade of the dwelling will further erode the dwellings' character and appearance and with it the significance of the property as a vernacular building within the area.

Glimpses of the extension will likely be available to members of the public using the public footpath to the south that runs along the site access track. As a result of the factors set out above, when viewed from the side (east) and rear (north) and from glimpses of the side elevation from the south, the proposals are considered to materially harm the appearance and original character of the dwelling with the extensions representing a significant addition that will overpower the traditional character and integrity of the property.

Conclusions

The proposed extensions have been amended in design and scale slightly since the previously refused scheme, however there remains significant concern as to the impact of the scheme upon the dwelling. I acknowledge the support of local residents for the proposals however having regard to the character and traditional appearance of the existing dwelling, I am of the opinion that virtue of the scale, form, design and

appearance, the proposed extensions will result in significant harm to the character and appearance of the original dwelling. The proposals therefore fail to accord with policies S1, S2 and H17 of the local plan and it is recommended that planning permission be refused.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.

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