

42/12/0019

MR L JANES

**INSTALLATION OF A BALCONY TO THE WEST ELEVATION OF ANCILLARY BUILDING AT FISHERMAN'S REST, MIDDLE SWEETHAY, TRULL (RETENTION OF WORKS ALREADY UNDERTAKEN)**

Grid Reference: 320614.121331

Retention of Building/Works etc.

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**RECOMMENDATION AND REASON(S)**

Recommended Decision: Refusal

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

1. The balcony, by reason of its size, siting and design, represents an incongruous addition to the traditional form and linear appearance of the building and as such adversely affects the character and appearance of the building, the surrounding landscape and the setting of the Grade II listed building opposite. The proposal is contrary to Policies S1, S2 and H17 of Taunton Deane Local Plan Policy DM1 of the emerging Core Strategy Policy and the National Planning Policy Framework.

Notes for compliance

**PROPOSAL**

The application seeks permission to retain a metal balcony erected on the west elevation of the ancillary building to Fishermans Rest. The balcony scales 4.5 metres by 2.5 metres with the floor height at 2.7 metres. Enclosing the balcony is a 1.1 metre metal railing fence.

**SITE DESCRIPTION AND HISTORY**

The site comprises the dwelling house (which was a former barn) and an ancillary building (formerly outbuildings), on which the balcony has been erected. There are also two dormer windows on the ancillary building which are the subject of a separate application.

42/03/0050 - Conversion of outbuildings to ancillary living accommodation - Conditional Approval

42/12/0003 - Application for a lawful development certificate for the increased height of the ridge of the annex from the originally permitted plans and the change in external materials from render (as permitted) to stone at Fishermans Rest, Sweethay, Trull - Granted

42/12/0019 - Installation of two dormer windows (Retention of works already

undertaken) - Current application

## **CONSULTATION AND REPRESENTATION RESPONSES**

### **Consultees**

*SCC - TRANSPORT DEVELOPMENT GROUP* - No observations.

*TRULL PARISH COUNCIL* - The Parish Council have considered the above and have serious and long-standing objections to certain aspects of the development of the ancillary building at Fishermans Rest, Middle Sweethay.

The original application, **42/03/0050**, made no mention of the dormer windows or balcony.

Planning application **42/10/0046** – Installation of two dormer windows in the southern roof slope of ancillary building at Fisherman’s Rest (retention of works already undertaken). This application was withdrawn on 23/3/2011 and the Parish Council registered objections with the Enforcement Officer after neighbours of the site contacted the Parish Council with their concerns. We have received no reply or offer of consultation from the Enforcement Officer and the Parish Council objects to the retrospective granting of the application because of its impact on neighbours. These windows are directly opposite and overlook a neighbouring property.

The comments above regarding the lack of response from the Enforcement Officer also apply to the very large balcony, the size and metal construction of which, are not in keeping with the building. The ‘Planning, Design and Access Statement’ included with the application states that the ‘views are of the open countryside and Fisherman’s Rest as opposed to the neighbouring dwelling’. This is the view from only one side of the balcony and is not the case from all sides. Visiting the site it is clear that the balcony overlooks and is highly visible from the road and neighbouring property. Until application 42/12/0020 the details of the balcony or dormer had not been supplied and no opportunity has been given for any consultation on these aspects to take place.

The Parish Council feel that the dormer windows and balcony, impact heavily on the neighbouring property across the road from the development and for this reason the Parish Council object to this planning application.

### **Representations**

12 letters of support (many of which are from the wider Taunton area); works benefit the local village and improve its aesthetics; the development significantly improves the site and surrounding area; sold the property to the owner and have a keen interest in the development; impressed with the improvements; works are in keeping with the house; development of the property is well fitting of the environment it is in; the balcony is a practical and inoffensive amelioration of the property for the benefit of the residents.

One letter of no objection.

One letter of objection; balcony is out of place and not in keeping with the building. As an owner of a listed building opposite I would like to oppose the application.

Cllr Mark Edwards - supports application.

## **PLANNING POLICIES**

S1 - TDBCLP - General Requirements,  
S2 - TDBCLP - Design,  
H17 - TDBCLP - Extensions to Dwellings,  
DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,  
NPPF - National Planning Policy Framework,  
GUID RURAL - RURAL BUILDING CONVERSIONS POLICY GUIDANCE,  
EN12 - TDBCLP - Landscape Character Areas,

## **DETERMINING ISSUES AND CONSIDERATIONS**

The balcony is on the west elevation of the building and overlooks the garden of Fishermans Rest. The main considerations in respect to this application are the impacts upon the character and appearance of the barn, the surrounding area, and the nearby listed building.

The building is single storey with two small dormers on the south elevation. It is linear in design and represents a typical barn in the area. The building was converted to ancillary accommodation under application 42/03/0050. The reason for granted the permission was as follows:

"The proposal involves only limited extension to the building and as a result will not cause material harm to the character of the countryside. The proposal therefore accords with Policy S1(D) of Taunton Deane Local Plan Revised Deposit."

Despite the roof of the building being higher than what was originally approved, the building retains its simple scale and form. The balcony is constructed in metal and represents an unsympathetic and unsightly addition to the barn. It increases the complexity of the building to the detriment of its character and appearance.

The building is situated amongst a cluster of farm building, barn conversions and a Grade II Listed building. The conversion to an ancillary building still enabled the building to retain its traditional barn form. This is an important factor when considering the impact upon the wider landscape. The balcony on the west elevation prevents the building from sitting comfortably with the surrounding farm buildings and results in an adverse impact upon the character of the landscape.

The closeness of the listed building means that the proposal must be considered in terms of impact upon the setting of the listed building. The listed building is a traditional farmhouse surrounded by farm buildings, of which the said converted barn is one. The position of the ancillary building opposite the listed building means that alterations to its form and character may affect the setting of the listed building. The balcony forms an incongruous addition to the building which alters its character and form to the detriment of the setting of the listed building.

To conclude, the application is recommended for refusal due to adverse impacts upon the character of the building, the surrounding area and the setting of a listed

building.

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

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