

17/2006/001

MRS G ALFORD

**ERECTION OF CONSERVATORY AT SWIFTS BARN, MANOR FARM, FITZHEAD
(REVISED DESIGN 17/2005/006).**

11445/28515

FULL

PROPOSAL

Members will recall the refusal of application 17/2005/006 at Planning Committee on 23rd November, 2005. This application comprises a revised design that incorporates a mono-pitched roof, however no other details have been amended and the use of uPVC is still proposed.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL supports the proposal.

POLICY CONTEXT

In the assessment of this application, the following Taunton Deane Local Plan Policies are relevant:- S1 (General Requirements), S2 (Design) and H17 (Extensions to dwellings). These policies seek to ensure that extensions to dwellings do not harm the residential amenity of other dwellings, not the form and character of the property to be extended, and that the extension is subservient in scale and design to the existing dwelling.

ASSESSMENT

This revised design still uses uPVC frames and although the roof design has been amended to a mono-pitch design it is still considered unacceptable. Apart from the revised roof design the proposal remains identical. A mono-pitched roof would traditionally incorporate a steeper pitch and be constructed using slates with timber framing. The materials and design of the conservatory are still therefore not traditional and would not be considered appropriate or in keeping with the character of the barn. The proposal has therefore not been amended sufficiently in order to alter my previous recommendation.

RECOMMENDATION

Permission be REFUSED as materials not in keeping with existing barn conversion and design not traditional and out of character with the dwelling/barn conversion.

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: