

22/2004/012

MR P & MRS S BRYAN

INSTALLATION OF 7 WINDOW/SKYLIGHTS AND ONE DOOR AT WESTOWE ORCHARD, LYDEARD ST LAWRENCE.

12415/32781

FULL PERMISSION

PROPOSAL

The proposal comprises the installation of three arrow-slit windows measuring 368 mm x 200 mm, three slightly larger arrow-slit windows measuring 552 mm x 300 mm and two windows measuring 750 mm x 600 mm. Also proposed is a oak door. The property is a barn conversion and permitted development rights for new openings were withdrawn.

The applicant is a member of staff.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCILno objections.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policies S1, S2, H9 and H19 seek, inter alia, to safeguard the character of the conversion of rural buildings, visual and residential amenity.

ASSESSMENT

The existing dwelling is a sympathetically converted agricultural building with minimal fenestration, namely two large glazed sections on the north and south elevations and two small openings in the apex of each gable end. The dwelling is therefore characterised by its lack of openings and unbroken walls/roof.

Barn conversion policy dictates that new openings should be minimised, which has been successfully been achieved by the granting of permission to convert the building. Any proposed further openings should therefore maintain the rural character of the building.

The proposed openings are considered to be of sizes appropriate to maintaining the rural character of the building, as they do not dominate the respective elevations that would otherwise introduce a domestic feel to the building.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials and details of window/door construction.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect residential or visual amenity and accordingly does not conflict with Taunton Deane Local Plan Revised Deposit Policies S1, S2, H9 or H19.

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

CONTACT OFFICER: 356586 MR R UPTON

NOTES: