

29/2008/010

MR D MIDDLETON

ERECTION OF SINGLE STOREY EXTENSION AT THE STALLS, RULL FARM, OTTERFORD

324042/113672

FULL

PROPOSAL

The proposal provides for the erection of a single storey extension to the existing dwelling which is a barn conversion. The extension is proposed on the rear of the dwelling to provide a new lounge. Materials to be stone and slate to match existing.

An application (29/2008/012) has been received by the adjoining dwelling to attach a small extension to the side of this proposal.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no observations.

PARISH COUNCIL supports application.

ONE LETTER OF SUPPORT FROM WARD COUNCILLOR: - extension would sit comfortably into the structure; constructed from same traditional materials; subservient; no loss of character; no material harm to neighbouring properties; in context, more harm would be caused by new-build garage block nearby, yet planning consent granted; extension cannot be viewed by public highway; should be treated as an extension to a domestic property; five barns have been converted to residential, and restoration and conversion of former farmhouse; difficulty accepting that a discretely located one-room extension would cause concern about need to protect character and amenity of surrounding landscape and countryside.

FIVE LETTERS OF SUPPORT: - built to high specification and same materials; will not interfere with anyone at the rear; development has enhanced the area; subservient; unobtrusive

POLICY CONTEXT

The dwelling is the result of the conversion of a former barn. Policy H7 of the Taunton Deane Local Plan states that outside the defined limits of settlements, the conversion of buildings to residential use will not be permitted unless certain criteria are met. Policy H17 of the same plan states that extensions to dwellings will be permitted provided they do not harm (a) the residential amenity of other dwellings; (b) the future amenities, parking, turning space and other services of the dwelling to be extended; and (c) the form and character of the dwelling and are subservient to it in scale and design. I do not consider that criterion (c) is met with the current proposal.

The criteria of Policy S1 of the Taunton Deane Local Plan is relevant in respect of traffic, accessibility, wildlife protection, character of area, pollution, health and safety. Policy S2 requires good design appropriate to the area, EN10 relates to development within the Area of Outstanding Natural Beauty.

ASSESSMENT

The existing barn conversion is a single storey dwelling which has no extensions on the rear elevation. The proposed extension would add a projection to this elevation, which is considered an alien feature and not in keeping with the character of the building. Although the barn has been converted to a residential dwelling the form, design and appearance of the dwelling retains a barn like appearance and the proposal would have a detrimental impact to this building within the Area of Outstanding Natural Beauty.

RECOMMENDATION

Permission be REFUSED for reasons that 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 appearance, structure and surroundings of the building should remain materially unaltered. The proposed extension will have a detrimental impact on the architectural integrity and traditional character of the existing dwelling contrary to Taunton Deane Local Plan Policies S1, S2, and H17.

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

CONTACT OFFICER: 356463 MR D ADDICOTT

NOTES: