

42/09/0007

DR & MRS AD & RJ HUSBAND

ERECTION OF A TWO STOREY EXTENSION TO REAR OF KIBBEAR BARTON, TRULL

322532.121985

Full Planning Permission

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PROPOSAL

Kibbear Barton is a stone and tile linear barn conversion, set in a countryside location. It is built into a slope with the garden to the rear being set on a higher level.

The original element is two storey and this was initially granted permission to be converted to a dwelling in 1988 (42/88/0025). An application in 1995 (42/95/0031) was then approved for the erection of a single storey extension to the barn for residential conversion and formation of new window opening. A subsequent application (42/95/0039) for a first floor extension over the previously approved single storey extension was refused due to its excessive scale and detriment to the traditional character of the barn, this was dismissed at appeal.

In 1996, an application (42/96/0033) was approved for the change of use of an outbuilding to form additional accommodation and a replacement garage. A further application was submitted in 1997 for the erection of a single storey extension on the west side, of similar design to that already approved on the east. This was refused, as the extension, in addition to that already permitted, detracted from the traditional character of the building, however, an identical application (42/97/0010) was later approved by planning committee. Permission for a replacement garage was then approved in 1999 (42/99/0032).

This application now seeks permission for a first floor rear extension to extend the landing and a flat roof single storey rear extension to form a study and utility room.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

MARK EDWARDS, WARD COUNCILLOR - I wanted to indicate my full support for this application as the local ward councillor. I have visited the property and believe that this application is appropriate for the development and will enable the property to function in a more effective way for the owners. The proposed extension by merit of its location on the rear elevation, modest scale and detailed design is in strong sympathy with the character and balance of the existing dwelling. The proposals will have no adverse visual impact on the character of the existing dwellinghouse, local streetscene, the wider rural landscape or neighbouring amenity.

SOMERSET COUNTY COUNCIL - TRANSPORT DEVELOPMENT GROUP - No observations

TRULL PARISH COUNCIL - The proposed extension by merit of its location on the rear elevation, modest scale and detailed design is in strong sympathy with the character and balance of the existing dwellinghouse. The proposals will have no adverse visual impact on the character of the existing dwellinghouse, local streetscene, the wider rural landscape or neighbouring amenity.”

Representations

4 letters of support received on the grounds of:

- extension is a positive enhancement and improves the look of the rear of the house
- modest rear extension, in keeping with character of the property
- would not harm local landscape
- other non-planning issues also raised including: the applicants need extra space, other neighbours have had extensions recently, extension would not be visible from any public right of way

PLANNING POLICIES

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

DETERMINING ISSUES AND CONSIDERATIONS

The original barn comprised solely of the two storey element. The initial single storey side extension to the east was approved as it was considered to be relatively small and subservient in design and not detract from its traditional character. However this, along with the further single storey extension on the west, results in the barn already being extended quite significantly, which has impacted upon it's character. The previous extensions did however retain the linear and simple form of the property.

The linear property is of traditional character with no protruding elements to the front or rear. There are no significant concerns regarding the first floor rear extension, which is of a size and design that does not detract from the linear and traditional style. However, the flat roof single storey element, by means of its design, results in harm to the original form of the building, and introduces an incongruous addition, which would protrude 3 metres out from the linear barn, complicating and detracting from the traditional and simple character of the property.

RECOMMENDATION AND REASON(S)

Recommended Decision: Refusal

The proposed single storey extension, by virtue of its size, scale, design and positioning, appears as an incongruous addition, detracting from it's simple linear form, to the detriment of the traditional character of the existing dwelling. As such, the proposal is contrary to policies S1 (General Requirements), S2 (Design) and H17 (Extensions to Dwellings) of the Taunton Deane Local Plan.

RECOMMENDED CONDITION(S) (if applicable)

Notes for compliance

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

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