

10/2002/016

MR C ROBERTS

ALTERATIONS TO FORM GRANNY ANNEX INCLUDING INSERTION OF DORMER WINDOWS AND RAISING OF ROOF AT NEWBERRY HOUSE, CHURCHINFORD.

21290/12660

FULL PERMISSION

PROPOSAL

The proposal is for a first floor extension above an existing barn in Churchinford to form a granny annex. The barn is attached to the main house, with an existing door into the ground floor level, and is currently used as a storeroom and workshop. The proposal is to raise the roof by 1.5 m and insert two dormer windows and a rooflight on the roadside elevation. Materials are proposed to match existing.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no observations. WESSEX WATER proposal is not located within Wessex Water drainage area; will be necessary for the developer to agree a point of connection onto the system for satisfactory supply of water.

PARISH COUNCIL the proposals are felt to be acceptable in principle but concern was expressed in regard to the insertion of dormer windows; considered that dormers have a detrimental effect on the roofline and are contrary to the recommendations contained in the Rural Building Conversions Policy Guidance; some form of "tie" for the annex might be advisable; council is in favour of the proposals in general but it has definite concerns about the overuse of dormers.

ONE LETTER OF REPRESENTATION raising the issue of parking concerns, given that there is a bus stop and regular parking next to the site.

POLICY CONTEXT

East Deane Local Plan Policy ED/CH/2 indicates that proposals which involve the conversion of existing stone buildings within Churchinford, rather than their demolition, will receive preference. Policy ED/CH/5 states that the borough council will safeguard the character of Churchinford by carefully controlling the design of new development and the use of materials. Taunton Deane LOCAL Plan Revised Deposit Policies S1 (General Requirements), S2 (Design) and S7 (Villages) were also taken into account, and it is considered that the proposals meet with the requirements of these policies. The proposal is also considered to meet the criteria of Policies H19 (Extensions to Dwellings) and H20 (Ancillary Accommodation).

ASSESSMENT

The site is situated within the centre of Churchinford. To the rear of the existing house is the barn which protrudes at right angles to the house along Church Road. The barn is stone built with a slate roof, typical of many of the properties within the village. The proposed raising of the roof is considered acceptable in terms of its impact on the character of the building and the street scene, and given the close relationship between the barn and the main house, its use as ancillary accommodation is acceptable. There is an existing bus stop outside the barn, and Church Road is often used for parking by the local residents given the lack of off road parking in the immediate area. The addition of ancillary accommodation in association with this property is not considered to significantly increase this problem and is acceptable on highways grounds. Whilst the addition of dormer windows into the roof of the barn would not normally be associated with outbuildings such as this, it is not considered that the additions detrimentally affect the form and character of the barn given its village location. There are also similar dormers on neighbouring properties, so the dormers would not be an unusual feature within the street scene. The proposal is considered acceptable, and the recommendation is therefore for approval. Conditions are recommended which would tie the annex to the main house, and the link between the two parts of the building to remain at all times.

RECOMMENDATION

Permission be GRANTED subject to the conditions of materials, details of guttering, single family unit, link to annex to remain. Notes re Wessex Water.

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

CONTACT OFFICER: 356465 MR C D WHITE

NOTES: