

10/2006/017

MR G KENNIS

REPLACEMENT STABLES AND GARAGES WITH ANCILLARY ACCOMMODATION ON FIRST FLOOR AT HUNTERS LODGE BARN, CHURCHINFORD

321248/114317

FULL

PROPOSAL

The proposal comprises the replacement of a single-storey stable, garage, and stone building, with a two-storey building which also incorporates stable, garaging, storage, and a carport. The building would be clad in timber, would be of similar ground area to the existing building, and the ridge height would be 6.3 m in comparison to the existing 3.5 m. 2 No. dormer windows are also proposed.

The proposed building would be within the curtilage of a converted barn to dwelling, which was a granted permission in November 2003 reference 10/2003/038.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL whilst it does not have any objections per se, it does have concerns about the future use of the proposed building. The construction of a storage facility with large, south facing windows seems a little unusual. My Council does not, therefore, have any objections to the proposals but would like to see the introduction of a condition limiting the use to 'storage only' until such time as more detailed plans are submitted for 'ancillary accommodation'.

POLICY CONTEXT

Policies S1 and S2 of the Taunton Deane Local Plan seek to safeguard, inter alia, the character and appearance of landscapes. H18 relates to ancillary accommodation which should be subservient to the main dwelling. Policy EN10 seeks to resist developments which would adversely affect the landscape, character and appearance of Areas of Outstanding Natural Beauty.

ASSESSMENT

Whilst the existing building is unobtrusive in terms of its bulk and ground to ridge height, the proposed addition of another floor to the building, together with addition of dormer windows, would result in a building of far greater bulk and size, and with a far greater impact on the surrounding landscape, and on the setting of the main dwelling. The proposal is consequently considered unacceptable having regard to its adverse effect on visual amenity and the Area of Outstanding Natural Beauty.

RECOMMENDATION

Permission be REFUSED because of its adverse impact on visual amenity and on the Area of Outstanding Natural Beauty, and on the setting of the main building.

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: