

24/2006/030

MR & MRS E ATKINS

**RETENTION OF COVERED LINK BETWEEN DWELLING AND GARAGE AT THE  
OLDE CANAL BARN, WRANTAGE, TAUNTON**

330787/122503

RETENTION OF BUILDINGS/WORKS ETC.

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**PROPOSAL**

The proposal is retrospective and seeks permission for the retention of a covered link between converted barn and dwelling. The proposal is a resubmission of application 24/2005/053, which was presented to Committee on 25th January, 2006, where it was resolved to refuse permission on the basis of loss of outlook and light to the neighbouring property (contrary to officer recommendation).

**CONSULTATIONS AND REPRESENTATIONS**

WESSEX WATER recommends notes.

**POLICY CONTEXT**

Policies S1, S2 and H17 of the Taunton Deane Local Plan seek to safeguard, inter alia, visual and residential amenity, road safety, and the character of buildings.

**ASSESSMENT**

The issues to be addressed are the impact on the integrity and character of the former barn buildings, and the impact on the neighbouring property, the Canal Inn. In respect of the first issue, namely design, the link building clearly has some impact, but given that the building is of a temporary nature insofar as the walls are constructed of timber, and given that it is not visible from public view, it is not considered that the character or integrity of the barns would be adversely affected.

With regard to the second issue, namely impact on residential amenity of the Canal Inn, only the ground floor windows to the lounge of the pub would be affected, and this only very marginally, and it is not considered justifiable to resist either on this basis, or in terms of loss of outlook which is not an issue normally addressed with planning applications. There has been no neighbour objections received to the current application.

**RECOMMENDATION**

Permission be APPROVED. Note re unauthorised building and drainage.

**REASON(S) FOR RECOMMENDATION:-** The development does not adversely affect the character of the buildings, or visual or residential amenity and therefore does not conflict with Taunton Deane Local Plan Policies S1, S2 or H17.

**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:**