

44/2004/019

MR & MRS P GIBSON

**CONVERSION OF OUTBUILDING TO ANNEXE AT THE OLD FORGE, PLEAMORE CROSS, WELLINGTON AS AMENDED BY LETTER DATED 31ST JANUARY, 2005 WITH ACCOMPANING PLAN**

12137/18810

FULL PERMISSION

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**PROPOSAL**

The proposal is to convert the existing garage/store to an annexe suitable for ancillary accommodation. Other alterations include opening a blocked window, insertion of a rooflight, and replace garage doors with glazed doors. Materials to match existing.

A previous application (44/2003/022) to extend and change the use of the garage/store to letting accommodation was refused by the Planning Committee on 26th November, 2003. The application was considered not to meet the criteria for conversion to a dwelling due to the proposed extension and modification already undertaken. Furthermore the proposed dwelling was outside of any defined settlement limit.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY no objection to annexe, observations may differ if application submitted for a dwelling; conditions regarding surfacing of parking area, drive, and turning area; parking and turning to be kept clear; any gates set back 4.5m; details of surface water disposal. WESSEX WATER council must be satisfied with disposal of foul and surface water flows generated; developer to agree point of connection to water main at detailed design stage, prior to the commencement of any work on site.

DRAINAGE OFFICER no observations.

PARISH COUNCIL expressed concerns and considered application unsatisfactory; existing structure will be spoilt by velux windows and new window/entrance; proposed accommodation not considered sufficient or practical, extension proposals likely to follow; car parking and access remain unsatisfactory; conversion will eventually lead to change of use to separate dwelling which would conflict with policies to reduce the need to travel, especially in Blackdown AONB.

**POLICY CONTEXT**

Policies S1 and S2 of the Taunton Deane Local Plan seek to safeguard, inter alia, the character of buildings, visual and residential amenity, and road safety. Policy H20

accepts conversions of appropriate buildings within the curtilage of dwellings for ancillary accommodation, and accepts new buildings within the curtilage, provided, inter alia, it does not harm the character of the dwelling, and visual and residential amenity.

## **ASSESSMENT**

The proposal constitutes ancillary accommodation to the main house, and not an independent dwelling. Accordingly the proposal is acceptable in principle. The proposal is also considered acceptable with regard to its design, and maintains a relationship with the existing dwelling.

The County Highway Authority have no objection to the proposed annexe as the amended plan received increased the parking/turning area. Conditions to retain this area have been attached to this proposal.

Proposal is therefore considered acceptable.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of time, materials, restriction to ancillary accommodation, timber windows/doors only, driveway and turning area to be consolidated, parking and turning area to be clear from obstruction, gates to be set back 4.5m, disposal of surface water, disposal of foul drainage. Notes re compliance, connection to Wessex systems.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect the character of the building, visual amenity of the area or road safety in accordance with Taunton Deane Local Policies S1, S2 and H20 (Revised Deposit numbering).

**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: