

22/2005/005

DR & MRS J PEPPERELL

**ERECTION OF TWO STOREY AND SINGLE STOREY EXTENSIONS AT  
HOCCOMBE BARN, LYDEARD ST LAWRENCE.**

11343/29878

FULL PERMISSION

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**PROPOSAL**

The proposal provides for the erection of two storey and single storey extensions to the existing dwelling which is a barn conversion. There is an outstanding planning permission for the erection of a single storey extension to the dwelling. The current proposal provides for a second floor to be provided above this agreed extension and extend this over part of the roof of the existing dwelling. This would allow for a large living room on the ground floor with the provision of additional bedroom accommodation and bathroom on the first floor. The single storey extension would provide for a utility room.

**CONSULTATIONS AND REPRESENTATIONS**

PARISH COUNCIL no objection.

SIX LETTERS OF SUPPORT the design would be quite in keeping with the existing building and fit in well with others in the surrounding area; as the barn conversion is only single storey, an extension which would convert it into a two storey property would be more in keeping with the character of the existing properties in Hoccombe, which are all farmhouses and rural cottages; would add significantly to the viability of the property as a family home adding both light and space to a building which is at the moment a little lacking in both; the roadside elevation of the new upper wing would sit comfortably with the original usage as an agricultural building; will not overlook other properties; will add visual interest to the present building.

**POLICY CONTEXT**

The dwelling is the result of the conversion of a former barn. Policy H7 of the Taunton Deane Local Plan states that outside the defined limits of settlements, the conversion of buildings to residential use will not be permitted unless certain criteria are met. Policy H17 of the same plan states that extensions to dwellings will be permitted provided they do not harm (a) the residential amenity of other dwellings; (b) the future amenities, parking, turning space and other services of the dwelling to be extended; and (c) the form and character of the dwelling and are subservient to it in scale and design. I do not consider that criterion (c) is met with the current proposal.

**ASSESSMENT**

The applicant contends that the other traditional and historic dwellings in the near vicinity are all double storey and that many of these have adjoining single-storey elevations. The current barn conversion is single storey along its length and the applicant considers that a single storey barn of this length would usually have been part of a farmyard complex or a group of adjoining larger barns and somewhat incongruous in isolation.

I consider that the existing character of this barn conversion is as a single storey building. That is the form it was when it was in agricultural use and the extensions that have been carried out to the building have been in keeping with this character. The provision of a two storey element at one end of the building would have a detrimental impact on that single storey character of the existing building. Notwithstanding the assertions of the applicant, the proposed two-storey extension would not be considered to be subservient to the existing single storey dwelling. This is a requirement of the Local Plan policy on extensions to dwellings.

## **RECOMMENDATION**

Permission be REFUSED for reason that the existing dwelling is the result of the conversion of a former agricultural building of traditional character, where the Local Planning Authority's policies require that the appearance, structure and surroundings of the building should remain materially unaltered. The proposed 2 storey extension, by reason of its size and form will have a detrimental impact on the architectural integrity and traditional character of the existing dwelling and detract from the visual amenities of the locality (Taunton Deane Local Plan Policies H7 and H17).

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

**CONTACT OFFICER: 356461 MR J HAMER**

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