

29/2005/014

DAVID EATON-JONES

**ERECTION OF TWO STOREY EXTENSION ENLARGED PORCH ALTERATIONS TO OUTBUILDING TO FORM ANNEX AT HIGHER HOWSTEAD, OTTERFORD**

23303/15097

FULL PERMISSION

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**PROPOSAL**

There are 3 elements to the proposal: the erection of a 2 storey side extension, measuring 6.6 m x 4.65 m, the ridge line of the extension is subservient and the materials will match the existing; a modest extension is proposed to the porch; and alterations are proposed to a detached barn, which lies within the domestic curtilage. The works comprise the installation of a window and 2 rooflights.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY no observations providing the outbuilding annex is ancillary to the main dwelling and not a separate unit of accommodation.

PARISH COUNCIL no objections to the alterations to the main house, but the Council has grave concerns about the alterations to the attractive barn. Councillors are strongly opposed to alterations to the building, feeling they would in effect create a new dwelling. If allowed it would be desirable to make the proviso that the annex should not be sold separately from the house. Should any alterations to this outbuilding be approved, the work should be completed without allowing any major changes to the appearance.

**POLICY CONTEXT**

Policy H17 (extensions) of the Taunton Deane Local Plan seeks, inter alia, to ensure that extensions are designed to be subservient to the main house and that neighbouring amenity is not significantly harmed. Policy H18 (ancillary accommodation) seeks, inter alia, to ensure that annexes maintain a functional relationship with the main house.

**ASSESSMENT**

The proposal is for a two storey extension to the existing dwelling (4.65 m x 6.6 m) which is subservient in design, the scheme includes an enlargement of the existing porch and a new window and 2 rooflights on the barn which is already in use for domestic purposes within the garden. The Parish Council are concerned that possible changes to the barn would create a new dwelling. The size of the barn is not considered suitable for that, it is not the intention of the applicant and a condition restricting the use so it is ancillary to the main house is considered appropriate. The proposal is considered to comply with Policies H17 and H18 and is therefore recommended for approval.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of time limit, materials, ancillary accommodation only, conservation rooflights. Notes re the need to ensure works comply with the approved plans.

REASON(S) FOR RECOMMENDATION:- The proposal is considered to comply with Taunton Deane Local Plan Policies H17 and H18 and material considerations do not indicate otherwise.

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

**CONTACT OFFICER: 2456 MR G CLIFFORD**

NOTES: