

31/2007/022

MR & MRS POWELL

ERECTION OF LINK FROM HOUSE TO GARAGE AND CONVERSION OF GARAGE TO FORM ANNEXE, ERECTION OF CONSERVATORY AND INSERTION OF NEW FLUE PIPE ON NORTH ELEVATION AT TOAD HALL, LOWER HENLADE

327022/123582

FULL

PROPOSAL

This is an application for planning permission for conversion of an existing detached double garage into an annexe. This will be achieved by extending the existing conservatory to link to the garage building

Accommodation to be provided comprises two en-suite bedrooms in the garage, a living room in the extended conservatory and a tea making area in part of the main house with existing openings to that room being blocked up

The annexe will have its own entrance and have internal connecting doors back to the main house

Externally a new timber window and door will be provided in the garage opening and on the north elevation. Rough cast painted rendered will be used to on the remainder of the opening and south elevation of the link to the main house. The rear north wall of the extension to the conservatory will be in stone to match the main house with a small area of flat roof over.

Also proposed on the north elevation is the blocking up of a lounge window to provide a log burning stove with a black painted stainless steel flue running from the ground floor up the centre of the elevation and terminating just above ridge level.

As part of this application it is proposed to add a new conservatory to the southern end of the main house. This will have a stone wall on its western side with the other two elevations being glazed above a rendered wall to cill level.

A Design & Access Statement, and a Flood Risk Map indicating the site to be outside any flood zone accompany the application.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL does not object so long as it is used as residential accommodation by the owner and his relatives and not as holiday accommodation.

5 LETTERS OF REPRESENTATION have been received raising the following issues:- no concern to the principle of the development but making it clear that such comments are on the basis of the accommodation being used only for residential

purposes by the owner and his relatives and not as holiday accommodation; concerns that the annexe had been designed for dual use, reference is also made to a similar situation at Arudells Farm where an annexe was allowed to be use for holiday purposes 12 weeks of the year.

POLICY CONTEXT

PPS1 & PPS7.

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1, STR6 and Policy 5.

Taunton Deane Local Plan Policies S1, S2, S7, H17, H18 & EC6.

ASSESSMENT

The application site consists of the property at Toad Hall, originally granted planning permission as a barn conversion in October 1986 (Reference 31/1986/009), domestic double garage and associated outbuildings. Access is via a surfaced drive from Greenway Lane. Adjacent to the site and within the same ownership is a field.

The site lies beyond the settlement limit of Henlade on the northern side of Greenway Lane around 100 m from the junction with Stoke Road, which in turn is approximately 400 m from the junction with the A358. The Flood Risk map indicates the site to lie in a Zone 1 Flood Risk Area which does not preclude this development

An application for the conversion of the outbuilding to three holiday lets and a domestic office submitted earlier this year was subsequently withdrawn. Planning permission for change of use to form touring caravan and camping site, erection of facilities building and access improvements on the adjacent field has been refused and is the subject of an appeal (Reference 31/2007/011). Another application for the erection of a bungalow was refused earlier this year (Reference 31/2007/011). In addition to this application a current application to convert the outbuildings into two holiday units (Reference 31/2007/020) is also up for consideration on this agenda.

The garage building appears in good structural condition and is located close to the main dwelling. With the works to link this building to the main dwelling it is considered that it complies with all the tests of Policy H18.

The minor extension works and flue are also all considered to accord with requirements of Policy H17.

The neighbours concerns can be addressed by a suitable condition.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials as specified and ancillary residential use only.

REASON(S) FOR RECOMMENDATION:- The proposed conversion and associated extension will not harm the character, visual and residential amenity of the dwelling and area and, therefore does not conflict with Taunton Deane Local Plan Policies S1, S2 , H17 and H18.

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: