

36/2004/016

MRS L A WEBB

**CONTINUED USE OF LAND AS RESIDENTIAL CURTILAGE AND SITING OF CONSERVATORY THEREON AT THE BARTON, WOODHILL, STOKE ST GREGORY**

35026/27056

RETENTION OF BUILDINGS/WORKS ETC.

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**PROPOSAL**

The application is for the retention of the change of use of a strip of agricultural land (6.2 m x 36 m) for domestic use and the retention of a conservatory (2.9 m square) to the rear of the dwelling on the new domestic land. A rendered wall approximately 1.8 m high has been erected along the southeastern boundary of the land and a post and rail fence has been erected along the northeastern boundary with the remaining field.

The applicant is a member of staff.

**CONSULTATIONS AND REPRESENTATIONS**

PARISH COUNCIL the conservatory is not visible from the road and has little impact on the surrounding area. Therefore the Council has no objection to this application.

**POLICY CONTEXT**

Taunton Deane Local Plan Revised Deposit Policy H19 applies, extension 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.

The proposal conforms to the requirements of this policy.

**ASSESSMENT**

The proposed change of use has a limited impact on the landscape setting of the site and is not visible beyond the field itself. The wall along the southeastern boundary has been capped in clay tile, a traditional design for such walling. The modest scale, design and materials of the conservatory is in keeping with the existing dwelling. Proposal considered acceptable.

**RECOMMENDATION**

Permission be GRANTED subject to conditions of time limit, removal of permitted development rights for extensions and ancillary buildings.

REASON(S) FOR RECOMMENDATION:- The proposal conforms to the requirements of Taunton Deane Local Plan Revised Deposit Policy H19.

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

**CONTACT OFFICER: 356467 MRS J MOORE**

NOTES: