

42/2006/014

MR L JANES

ERECTION OF SINGLE STOREY EXTENSION TO WEST ELEVATION AND TWO STOREY EXTENSION TO NORTH ELEVATION AT FISHERMANS REST, SWEETHAY LANE, TRULL
320619/121336

FULL

PROPOSAL

The site consists of detached barn conversion measuring 7.8 m x 5.5 m, two storey with natural stone walls and slate roof. The existing door/window openings consist of doors to the front and rear elevation, one rooflight to the front, one rooflight to the rear, one ground floor and the first floor window in both side elevations.

The proposal is for a two storey extension to the side 3.5 m x 5 m and a single storey extension to the front 6.8 m x 3 m. The two storey element is almost the full height and width of the building and will have stone walls and render roof. The single storey element is to be built using the existing wall adjoining the barn and will be stone with a glass roof.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL supports application.

1 LETTER OF REPRESENTATION has been received raising the following issues:- no objection but would like garage and workshop to be retained as such.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1 General requirements, S2 Design, H7 Conversion of rural buildings, H17 extension to dwellings, SPG rural building conversions.

ASSESSMENT

The proposed extensions will significantly affect the appearance of the barn and result in the barn losing its intrinsic character and original shape. The simplicity of the original scale and form of the barn would be lost amongst this development. Although the dwelling is small there is garaging and storage in the large outbuilding within the curtilage. Although the single storey element will be built along the existing stone wall, and therefore not prominent from the road, it will still detract from the form and character of the dwelling.

RECOMMENDATION

Permission be REFUSED for the reason that the existing dwelling results from the conversion of a former agricultural building which it is in the policy of the Local

Planning Authority to retain without material alteration to its external appearance. The proposed extension would be detrimental to the architectural integrity and traditional character of the building in its rural setting and thereby contrary to Taunton Deane Local Plan Policies S1, Se and H17 and Taunton Deane Supplementary Planning Guidance on Rural Building Conversions.

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: