

48/13/0051

MR & MRS N CAVILL

**ERECTION OF TWO STOREY EXTENSION TO SIDE AND PORCH TO FRONT OF  
2 HILL FARM COTTAGES, WEST MONKTON**

Location: HILL FARM WEST, 2 HILL FARM COTTAGES, YALWAY ROAD,  
WEST MONKTON, TAUNTON, TA2 8LW

Grid Reference: 325221.129165 Full Planning Permission

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**RECOMMENDATION AND REASON(S)**

Recommended Decision: Refusal

The existing cottage is of traditional character and scale, typical within the countryside landscape. The proposed side extension, by virtue of its size, scale and design is considered to dominate the traditional cottage to the detriment of the existing form of the dwelling and unbalance the appearance of the semi-detached properties, resulting in harm to the appearance of the rural landscape. As such, the proposal is contrary to Policies DM1 (General Requirements) and CP8 (Environment) of the Taunton Deane Core Strategy and retained Policy H17 (Extensions to Dwellings) of the Taunton Deane Local Plan.

**RECOMMENDED CONDITION(S) (if applicable)**

Notes to Applicant

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the applicant and has looked for solutions to enable the grant of planning permission. However in this case the applicant was unable to satisfy the key policy test and as such the application has been refused.

**PROPOSAL**

The property is a brick and tile semi-detached cottage, attached to a property of almost identical design. The cottages lie end on to the country lane in a remote rural location, with No.1 being positioned closest to the lane. No.2 has formerly had a garage located against the road to the south of the garden of No.1, which has been removed.

A planning application has recently been approved for the creation of the access on the site of the former garage, change of use of agricultural land to residential to create the driveway to the south and west and for the erection of a garage.

This application now seeks planning permission for a porch to the front and a two storey extension to the side. The porch would be larger than that it would replace, being 2.3 metres by 2.6 metres and would be of a low brick wall with glazing above and a tile roof. The two storey side extension would provide a large sitting room with a bedroom and roofed balcony area above. It would be 6.75 metres in length and 5.75 metres deep, being set in less than 100mm from the front and rear walls of the existing cottage. The extension would also continue on the existing roof line, without any break. It would be of a contemporary design incorporating horizontal cedar boarding with large elements of glazing, yet of a tiled roof to match the existing.

During the processing of the application, the case officer requested that the plans were amended to set the extension back 500mm from the front of the dwelling, which would result in a drop in the ridge line, in an attempt to incorporate an element of subservience. The agent has confirmed that they do not wish to submit amended plans to set the extension back, hence no amended plans have been forthcoming.

The agent has stated that the front and rear walls are set back 100mm to allow the cedar boarding to abut the existing walls and create a deliberate shadow line at the junction of old and new and that the contemporary treatment of the elevations using extensive glazing and timber boarding is a sufficient differentiation between old and new. He is therefore not of the view that the extension needs to be subservient in it's form or ridge height. He states that in this situation, the bold, contemporary nature of the elevational design needs to sit under a continuous roof that then extends over the balcony at first floor level. Furthermore, the set back would result in only a small drop in the ridge, a detail that would require lead flashings and have the potential for leaking.

## **CONSULTATION AND REPRESENTATION RESPONSES**

### **Consultees**

*SCC - TRANSPORT DEVELOPMENT GROUP* - No observations

*WEST MONKTON PARISH COUNCIL* - The Parish Council support this application. We request that there should be matching material used.

*LANDSCAPE* - No comments received

### **Representations**

7 letters of SUPPORT received on the grounds of:

- In favour of the style of the building and the eco-friendly, innovative design. Extension is a seamless integration to the existing structure. With a continuation of the roofline adding to the aesthetic appearance of the building, wood cladding will provide clear distinction. Design is appropriate and current plans look well balanced. Attractive addition to the existing property, integrates well with existing building sizes and finishes, presents no conflict of character and well integrated into the local landscape. Houses currently rather unattractive, plain and out of keeping with local housing. Architects design shows a refreshing change from the normal box shape so prevalent today. Pleased to see attempt to redress the

balance and enhance the beauty of the area.

- Hedges and vegetation has grown up around them so hardly visible from road.
- Extension on far side of cottage so not visible from Pigeon House, therefore no impact on outlook or privacy. Will not interfere with my privacy or access.
- No disbenefit to locale, improve parking and remove parked vehicles on roadside.

## **PLANNING POLICIES**

DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,  
CP8 - CP 8 ENVIRONMENT,  
H17 - TDBCLP - Extensions to Dwellings,

## **DETERMINING ISSUES AND CONSIDERATIONS**

Policy H17 of the Taunton Deane Local Plan seeks for extensions to dwellings to not harm the form and character of the dwelling and appear subservient to it in scale and design.

The existing cottage is considered to be of traditional style typical of rural properties within the countryside. Whilst the principle of extending the dwelling is acceptable, this would be subject to any extensions being designed so as to retain the existing character of the cottage and not dominate or detract from it.

The proposed side extension is large, being 6.75 metres in length to an existing dwelling, 9.1 metres in length. During the processing of the application, the case officer, attempted to negotiate a set back of 500mm, which would have resulted in a drop in the ridgeline. Whilst this would have still resulted in a significant extension and would have had limited impact on the internal floor space to the substantial rooms proposed, it was deemed that this would have resulted in an extension just sufficiently subservient. Although the resulting property would still have been considerably larger than the current situation and the extensions would have changed the character of the cottage significantly, it was not considered to cause an unacceptable level of harm to the character of the dwelling. Notwithstanding this, no amended plans have been forthcoming.

The proposed extension would be albeit flush with the front wall of the property and would continue the eaves and ridge at the same level. It is not therefore set back from the front or down from the eaves or ridge to provide a break and would result in a continuous ridgeline of 16 metres, broken only by a chimney. It is noted that the change in materials of the walls would differentiate the proposed extension from the existing dwelling, however, the extension, by virtue of its size and design, is deemed to result in a significant bulk and mass, dominating and detracting from the appearance of the cottage and unbalancing the appearance of the pair of semi-detached properties.

The roadside boundary to the south is a reasonably well established hedge, although this is reasonably low and the cottage, in particular the roof is visible from certain viewpoints on the approach from the south and through the newly created wide access point. In addition to the impact the extension has on the appearance of the cottage, it is also therefore deemed to lead to an adverse impact upon the part it

plays within the rural landscape of the surrounding area.

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

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