

35/2005/018

MR P CHESTERTON

**TWO STOREY EXTENSION TO BARN CONVERSION USED AS DWELLING, ERECTION OF CART LODGE AND ROOFLIGHT TO BE INSERTED IN EXISTING ROOF AT OAK BARN, APPLEY.**

07131/21356

FULL

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**PROPOSAL**

The site is a barn conversion on the western side of the main road into Appley, nearly opposite Frogs Farm. The original building is cob on a stone base with slate roof, measuring 13.5 m x 5.9 m with a kitchen lean-to of 4.3 m x 5.1 m. A large Oak tree subject to a Tree Preservation Order is sited to the south of the original building. A recessed opening leads to the parking and turning area, which is on higher ground. The application proposes to erect a two storey extension with dormer projection, to the north of the existing building, to be constructed in oak boarding with slate roof, measuring 8.6 m x 5 m, with overhanging eaves and protruding stone base. The barn conversion was approved in 1998, with a subsequent approval in 1999. A Section 106 Agreement controlled the construction works in respect of the cob and cob repair, and stated no further subdivisions or additional openings. A detached cart lodge is also proposed, sited to the northeast of the dwelling, and a new rooflight to bedroom 2. The cart lodge, which would be used for garaging with storage over accessed by an external staircase, would be on the higher ground adjacent to the road.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY no objections subject to condition.

LANDSCAPE OFFICER no impact on the TPO tree.

PARISH COUNCIL no objection.

TWO LETTERS OF SUPPORT have been received - the previous works were well done, expect these modest extensions will be to the same high standard.

**POLICY CONTEXT**

S1 General requirements, S2 Design, H7 Conversion of Rural Buildings, H17 Extensions to dwellings.

**ASSESSMENT**

The extension is approximately 300 mm taller than the barn, is not subservient in height, and with its dormer has rather a domestic appearance. The size of the proposed

extension is considered excessively large given the size of the original building, and is considered to be out of character with the barn conversion and contrary to the conversions and extensions policies. The cart lodge is sited close to the road and is considered to be unduly prominent, and detrimental to the character of this rural area. It is not considered that the proposal could be amended such that it would become acceptable.

## **RECOMMENDATION**

That the application be REFUSED for the following reasons (1) The proposed extension is taller than the existing dwelling which is a barn conversion and is thus not subservient and also detracts from the character of the original building. It is therefore considered to conflict with Taunton Deane Local Plan Policies S1, S2, H7 and H17. (2) The proposed cart lodge is considered to overpowering and be unduly prominent in the street scene which will detract from the rural character of the area contrary Taunton Deane Local Plan Policies S1(D) and S2.

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

**CONTACT OFFICER: 356460 MS K MARLOW (MON/TUES ONLY)**

NOTES: