

35/2006/019

MR & MRS CHESTERTON

ERECTION OF TWO STOREY EXTENSION TO OAK BARN, APPLEY AS AMENDED BY LETTER DATED 4TH DECEMBER 2006.

307131/121356

FULL

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 to the north of the existing building, to be constructed in oak boarding with slate roof, measuring 6.25 m x 6.4 m, with overhanging eaves and protruding stone base. A cart lodge is proposed, sited to the north of the proposed extension, and attached to it by a bridge link at first floor level to access an office/study and storage, with a staircase between the two buildings, covered by a glazed roof link. The lower part of the cart lodge would be used for garaging with the office/storage over accessed by an additional external staircase at the northern end, the building would be 8.8 m long x 6.4 m in width. The extension and cart lodge are sited in line with the rear kitchen projection, thus are sited well into the site, and set into rising ground with varying roof height. A previous proposal was made in October 2005, for a two storey extension, which was higher than the original barn conversion (contrary to Policy H17), with the cart lodge proposed close to the road (considered to be visually intrusive); the proposal was withdrawn from Committee prior to decision.

A new rooflight to bedroom 2 of the existing dwelling is also proposed. 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

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objections subject to condition.

LANDSCAPE OFFICER subject to a native hedgerow to make the boundary of the domestic curtilage, it should be possible to integrate the proposals into the local landscape.

PARISH COUNCIL objects on the basis that the proposed extension is too large in relation to relative natural proportions of the converted barn and the site is very much higher than the nearby road. The Parish Council also has reservations about the timber cladding on the proposed extensions, which will be out of keeping with surrounding dwellings.

ONE LETTER OF SUPPORT has been received raising the following issues:- the original conversion was carried out with great care, it will make a positive contribution to the barn and setting of the village.

ONE LETTER OF CONCERN has been received raising the following issues:- drainage of surface water.

ONE LETTER has been received in respect of copyright of plans.

POLICY CONTEXT

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

ASSESSMENT

The proposed extension is now lower in height than the original barn conversion, and is now considered to be in line with Policy H17. The cart lodge, whilst itself a significantly sized building is not unlike many garages built adjacent to or in close proximity to barn conversions. Although the extension and cart lodge combined is 17 m, there is a break between the two buildings with a link of lightweight appearance, and the cart lodge is open for two-thirds its front elevation. As the extension and cart lodge are sited in line with the rear kitchen projection, they are sited well into the site, and are not considered to adversely affect the character of the area. The timber cladding is considered to be acceptable, as this differentiates the extension from the original cob/stone building. In this manner, the extension 'stands' away from the old barn. The rooflight is not considered to have any detrimental effect on the character of the original building.

RECOMMENDATION

(1) Permission be GRANTED subject to conditions of time, materials, guttering, landscaping, details of surface water, timber windows only, garage use only, office use only in association with Oak Barn.

(2) That the Section 106 Agreement is amended to allow for the insertion of an additional rooflight.

REASON(S) FOR RECOMMENDATION:- It is considered that the extension meets the criteria in Taunton Deane Local Plan Policies S1, S2, H7 and H17, without detriment to the amenities of the locality or character of the area.

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: