### MR P PATTINSON

# **ERECTION OF CONSERVATORY AT THE BARN, SWEETHAY, TRULL.**

20427/21380 FULL PERMISSION

### **PROPOSAL**

The proposal comprises the erection of a conservatory to a barn which is currently being converted to a dwelling which was granted permission in October 1999. The building is of stone and timber construction.

## **CONSULTATIONS AND REPRESENTATIONS**

PARISH COUNCIL approve.

#### **POLICY CONTEXT**

Taunton Deane Local Plan Revised Deposit Policies S1 and S2 seek, inter alia, to safeguard visual amenity. Policy EC3 accepts conversions of buildings to tourism uses, provided, inter alia, the building is of permanent and substantial construction; has a size and structure suitable for conversion without major rebuilding, or significant extension and alteration; has a form, bulk and general design in keeping with its surroundings; would not harm the historic heritage or surroundings of the building.

## **ASSESSMENT**

Barn conversion policy accepts residential uses, but only provided that the building remains largely unaltered such that the traditional character and integrity of the building is retained. The proposed conservatory however, is domestic in appearance and would completely change the buildings agricultural feel.

The proposal is considered unacceptable.

# **RECOMMENDATION**

Permission be REFUSED as being contrary to Taunton Deane Local Plan Revised Deposit Policies H9 and H19 as the conservatory will detract from the character and appearance of the building.

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

**CONTACT OFFICER: 356465 MR J GRANT** 

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