

36/2005/025

MR P VOWLES

ERECTION OF EXTENSION TO DWELLING TO REPLACE CONSERVATORY AT OLD STATION HOUSE, CURLOAD

34375/28579

FULL

PROPOSAL

The erection of a single story lean to extension to the side of dwelling in place of existing conservatory.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY No objections.

PARISH COUNCIL no objections.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1 - General Principles, S2 - Design, Policy H17 - Extensions to dwellings.

ASSESSMENT

The site is located in an open countryside location directly to the south of a railway crossing. The cottage is considered to be an attractive example of a former Victorian station house and is relatively modest in scale. Whilst being of some architectural and historic interest the building is unlisted.

The ground floor of the dwelling consists of red brick with a textured render above and plain clay tiles on the roof.

The proposal is to replace an existing conservatory on the side of the dwelling with a lean to extension which measures 3.6 x 9.0 m in footprint. The mono pitch roof extends to 4.7 m incorporating an 'inverted dormer' to accommodate the first floor window.

It is proposed that materials will match those in the existing dwelling.

Local Plan policies seek to ensure that the form and character of development whether for new build or extensions are appropriate and are of good design. In particular extensions must be subservient in design and scale and must also respect the character and form of the dwelling.

It is considered that the bulk and scale of the extension does not respect the character of the existing dwelling, in particular regarding its excessive depth and height. The depth of the proposal at 3.6 m results in an excessively bulky extension. The height of the proposal is a product of its depth in order to maintain the required roof pitch and further detracts from the character of the dwelling.

In addition the siting of the lean to extension adjacent to the highway gives the proposal an additional prominence in the street scene to the further detriment of the character of the dwelling.

Whilst it is acknowledged that the dwelling is unlisted it is a building with some degree of character and historic interest and the application makes no attempt to address its character, form and scale.

In conclusion it is considered that proposal is not subservient to the dwelling in character or scale and appears as an overly dominant feature. The proposal therefore detracts from the overall character and form of the dwelling contrary to Policies S2 and H17 of the Taunton Deane Local Plan.

RECOMMENDATION

Permission be REFUSED for the reason that the proposal by reason of its size, scale, design and siting does not respect the form and character of the dwelling and as such is contrary to Taunton Deane Local Plan Policies S2 and H17.

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: