

MR & MRS E BIGGS

INSERTION OF 3 DORMER WINDOWS AND ERECTION OF CONSERVATORY ON THE WEST ELEVATION OF THE COACH HOUSE, TRISCOMBE.

15180/35090

FULL PERMISSION

PROPOSAL

This stable conversion was granted planning permission in 1991 where the permitted development rights were removed for extensions and windows. This application is for the insertion of 3 dormers in the western elevation and the erection of a conservatory on the same elevation. The conservatory measures 7.9 m long x 3.5 m deep. The dwarf wall is to be brick with all timber to be stained to match the existing dwelling.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL no objections.

POLICY CONTEXT

The West Deane Local Plan (adopted May 1997) is the adopted local plan for this site. WD/EC/13 (AONBs) where the Local Planning Authority will safeguard the exceptional landscape quality through positive measures and enhancement. Policy WD/HO/10 is policy that deals with the erection of extensions to dwellings. The policy seeks to ensure that extensions do not harm the appearance of the streetscene, the landscape setting of the area or the character of the existing property and surroundings by their size, form or materials or their relationship with existing buildings and associated spaces. They should respect the amenities of adjacent dwellings in terms of privacy and enjoyment of the house and garden. They should not unacceptably prejudice the future amenities, parking, turning space and other services of the dwelling to be extended. In the assessment of this application, the following Taunton Deane Local Plan Revised Deposit (November 2000) policies are taken on board:- S1 (General requirements), where the appearance and character of any affected landscape, settlement, building or streetscene should not be harmed as a result of the development; H19 (Extensions to dwellings) where the policy will allow extensions to dwellings where the form and character of the dwelling are not harmed; EN10 (Area of Outstanding Natural Beauty) where priority will be given to preserving and enhancing the natural beauty of AONBs. Development which would adversely affect the landscape, character and appearance of AONBs will not be permitted. The protection of views to and from AONBs will be an important consideration. I would also refer to policies WD/SP/3 and 4 of the West Deane Local Plan and policy H9 of the Taunton Deane Local Plan Revised Deposit which relate to barn conversions. Whilst these policies are not strictly related to the application proposal, they formed the background against which the original decision was taken to grant the conversion of a former agricultural building into a dwelling. They therefore defined the character of the existing property by dictating that the historic and architectural qualities of the building be retained.

ASSESSMENT

In light of these policies, I consider that the proposal does adversely affect the appearance and character of the building and the street scene. The simple form and character of the dwelling is compromised, even though the conservatory and dormers are subservient to the dwelling in scale and design. This elevation is reasonable visible from the main road and visitors to the tea rooms. Whilst there are other dormers in the locality, the character of these other properties is not that of a converted outbuilding. The proposal does not harm the residential amenity of neighbouring dwellings or the amenities of the existing property.

RECOMMENDATION

Permission be REFUSED on the grounds that the design and appearance of the dormers and conservatory is such that it will detract from the present character of the dwelling and which derives from the conversion of formers stables and will have a detrimental impact on the integrity and character of the dwelling and adversely affect the visual amenity of the locality.

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: