

46/2006/013

MR AND MRS G TOTTLE

**ERECTION OF GLAZED CANOPY TO REAR COURTYARD AND PORCH TO ENTRANCE AT THE STABLE HOUSE, MANLEY'S HOUSE, WEST BUCKLAND**

316832/119407

FULL

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**PROPOSAL**

The proposal provides for the erection of a glazed canopy to the rear courtyard and a porch to the main entrance. The proposed canopy measures 11.7 m x 1.6 m and will be tucked underneath the eaves on the south elevation of the property. The proposed porch measures 3.3 m x 2.9 m, with height to eaves 2 m and to the ridge 3.5 m. Materials are to be natural stone to match the existing walls and artificial slate to match the existing roof. The existing property is the result of a barn conversion.

**CONSULTATIONS AND REPRESENTATIONS**

PARISH COUNCIL the proposed porch is overlarge, visually intrusive and out of character with the existing development. No objection to the canopy.

ONE LETTER OF OBJECTION has been received raising the following issues:- proposed porch is an extension rather than just a porch; will enclose property to south with resulting loss of currently uninterrupted view across to West Buckland church and the Quantock Hills beyond from ground floor windows and patio – will now be looking directly onto the side of a roof; request that the ridge height of the porch be reduced by 650 – 700 mm or that the depth be reduced to approximately 1 m – otherwise will have a detrimental impact; new position of entrance to property will cause disturbance; proposed gate should be repositioned; an extension of this size is not in keeping with the original character of the barn.

**POLICY CONTEXT**

Policy H19 of the Taunton Deane Local Plan states that extensions to dwellings will be permitted provided they do not harm (a) the residential amenity of other dwellings; (b) the future amenities, parking, turning space and other services of the dwelling to be extended; and (c) the form and character of the dwelling and are subservient to it in scale and design. I consider that the proposal meets with these criteria.

**ASSESSMENT**

The proposed porch is 1.52 m from the boundary of the adjacent property and 8 m from the wall of the adjacent property and at a lower level. The proposed development would normally constitute permitted development, but the application property is the result of a barn conversion and permitted development rights were removed for extensions. It is considered that the proposed development will not

adversely affect the character and appearance of the dwelling and will not unduly impact on the amenities of the occupiers of the adjacent dwelling.

**RECOMMENDATION**

Permission be GRANTED subject to conditions of time limit and materials.

**REASON(S) FOR RECOMMENDATION:-** The proposal is considered not to have a detrimental impact upon visual or residential amenity and is therefore considered acceptable and, accordingly, does not conflict with Taunton Deane Local Plan Policies S1 and S2.

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

**CONTACT OFFICER: 356461 MR J HAMER**

NOTES: