

49/2004/020

MR & MRS J A C BURNAND

**ERECTION OF EXTENSION TO FORM ANNEXE, WARREN HOUSE,
WIVELISCOMBE**

10631/26153

FULL PERMISSION

PROPOSAL

Erection of a two-storey and single-storey extension to form a two-bed annexe adjoining Warren House. The two-storey extension measures 11.2 m x 5.2m x 6.9 m to the ridge. The single storey extension measures 9.2 m x 5.6 m x 3.9m to the ridge. The accommodation on the ground floor comprises of two bedrooms (one with en-suite), kitchen, utility room, and bathroom. On the first floor there is a living room, study, and wc. Materials to be natural stone and slate to match the existing. The proposal will be built within the remaining sidewalls of a previous barn on the site.

The applicant has provided supporting information with the application indicating that the annexe would be ancillary to the existing dwelling. In the first instance the applicants' son would live in the annexe until the applicant felt it was time to move. The applicant has also indicated a willingness to enter into a Section 106 Agreement.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY views awaited.

DRAINAGE OFFICER note to be added regarding sizing, possible pollution etc of foul drainage to existing septic tank; soakaways to be built in accordance with Building Research Digest 365 (September 1991).

PARISH COUNCIL has no objection to the application.

POLICY CONTEXT

Policy S8 of the Taunton Deane Local Plan, Revised Deposit is relevant. This policy indicates that new buildings outside the defined settlement limits will only be acceptable when: the purpose is for agriculture or forestry; accords with a development plan policy or proposal; is necessary to meet requirements of environmental or other legislation; supports the vitality and viability of the rural economy that cannot be sited within the defined limits of a settlement. The proposal does not meet any of these criteria. Policy H20 of the Taunton Deane Local Plan is relevant. Certain criteria have to be met to allow new buildings, including: the building would be close enough to the main dwelling to maintain a functional relationship. Policy WD/HO/9 of the West Deane Local Plan will

only permit ancillary accommodation when certain criteria are met, including: the proposal is an extension to the main house with a door between to link the accommodation.

ASSESSMENT

The site is located at a lower level than the roadside with one neighbouring property close to the site. Sidewalls of the previous barns form the layout of the building and adjoin the existing dwelling. The proposal includes a two storey and single storey extension, and is considered excessive in size for the purposes of an annexe. The annexe has no link to the main house, and is separated by an existing carport and store. Due to the separation of the building it is considered that the annexe would not have any functional relationship with the main dwelling, and therefore contrary to Local Plan policy. Furthermore, the proposal would create a building of size tantamount to a new dwelling, and as the site lies outside any defined settlement limits the proposal is not considered acceptable.

RECOMMENDATION

Permission be REFUSED due to excessive in size for purpose of an annexe, not integrated with existing property taking on form of separate dwelling; proposal tantamount to new dwelling within open countryside, contrary to Taunton Deane Local Plan Revised Deposit Policies S8 and H20, and West Deane Local Plan Policies WD/SP/2 and WD/HO/9.

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: