

44/2005/019

MR & MRS P JAMES

**ERECTION OF SINGLE STOREY EXTENSION TO FORM COVERED SWIMMING POOL, HIGHERLANDS, FORD STREET, WELLINGTON.**

15551/18276

FULL

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**PROPOSAL**

The proposal comprises the erection of a single storey extension to form a covered swimming pool, changing room, plant room and small conservatory. The extension would be sited to the side (east) of the existing dwelling and positioned in front of the existing building line. The proposed extension would be accessed internally from a single access point. The roof line would be set down from the host dwelling. The proposed road frontage would be constructed of a mixture of face brickwork to match the existing and natural stonework. The roof comprises a hipped design with a central gable. To the rear the elevation features a high level of glazing.

**CONSULTATIONS AND REPRESENTATIONS**

BLACKDOWN HILLS AONB PARTNERSHIP state that the application should be determined against development plan policies and residential design guidance and have no further detailed comments to make.

PARISH COUNCIL considered the proposed development was reasonable.

5 LETTERS OF OBJECTIONS have been received raising the following issues:- detrimental to visual amenity of this rural site and detracts from an Area of Outstanding Natural Beauty; out of Character with this area of Blackdown Hills; overdevelopment ; Insensitive siting; existing replacement dwelling is out of character this would exacerbate the situation; likely to be further development at first floor level later; the extension would be located in front of the existing dwelling; concerns over construction traffic and visibility.

**POLICY CONTEXT**

PPS1 - Delivering Sustainable Development, PPS7 - Sustainable Development in Rural Areas.

Somerset & Exmoor Park Joint Structure Plan Review Policies STR1 (Sustainable Development), STR6 (Development Outside Rural Centres & Villages), Policy 3 (Areas of Outstanding Natural Beauty) and Policy 5 (Landscape Character).

Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design), H2 (Housing), H17 (Extensions to Dwellings), EN10 (Areas of Outstanding Natural Beauty) and EN12 (Landscape Character Areas).

## **ASSESSMENT**

It is considered the proposed development by reason of its prominent siting, design and scale would have an adverse impact upon the existing character and appearance of the dwelling and surrounding landscape.

The extension measuring 21.0 m in width and given its proposed location would not be subservient in its scale when viewed from the highway (south). It is considered the extension in combination with the existing dwelling would result in a significant built form which would detract from the rural character and appearance of the area.

It is also considered that the extension fails to integrate with the existing architectural design of the dwelling. The incorporation of 'half-hipped' roof design would appear an alien design feature. This would be contrary to the traditional and simple form of rural buildings in this location.

To conclude, the form and appearance of the extension does not respect that of the existing dwelling and would be contrary to Policy H17 in design terms as well as scale and subservience and does not, as a result, preserve or enhance the character and appearance of the Blackdown Hills AONB.

## **RECOMMENDATION**

Permission be REFUSED for reason that the development, by reason of its siting, scale and design would be out of keeping with the existing dwellinghouse and, if allowed, would detract from the visual amenity of the locality and street scene at this point which is with an AONB. As such the proposal is contrary to the Somerset & Exmoor National Park Joint Structure Plan Review Policies STR1, Policy 3 and Policy 5 and Taunton Deane Local Plan Policies S1, 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:

