

46/2006/022

MR & MRS G TOTTLE

ERECTION OF PORCH, THE STABLE HOUSE, MANLEYS FARM, WEST BUCKLAND

316782/119389

FULL

PROPOSAL

The proposal provides for the erection of a porch to the main entrance of the dwelling. The proposed dimensions are 3 m x 2.3 m and height to ridge of 3.3 m. Materials are to be natural stone walls and a natural slate roof to match the existing dwelling. A previous application for a porch and canopy was refused for reason that the existing dwelling was the result of the conversion of a former agricultural building of traditional character and that the proposed porch, by reason of its size and form, would have a detrimental impact on the architectural integrity and traditional character of the existing dwelling and detract from the visual amenities of the locality. The porch on that previous application measured 3.3 m x 2.9 m, with height to eaves 2 m and to the ridge 3.5 m.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL object. Consider the proposed porch overlarge, visually intrusive and out of character with the existing development. The Parish Council understand that any extension to this building needs a planning application.

ONE LETTER OF OBJECTION has been received raising the following issues:- as with previous application do not support, it is still a single storey extension rather than a porch and the minor alterations do not address the reasons for the previous refusal; the proposal would extend across objector's property and would still completely block currently uninterrupted views to the Quantock Hills, therefore having a detrimental effect upon visual amenity; due to its close proximity, size and projection it would be obtrusive and not neighbourly; no overriding need – with a 3 m x 3 m slate floored entrance hall inside the front door; the application does not abide by Taunton Deane's policies on extensions to barn conversions, which seek to retain the simple form and scale of the original building and not detrimentally affect the character of the original building; purchased property believing that there were stringent restrictions on extensions to barn conversions, so surprised the application is even being considered; and as this extension would not have been allowed when it was converted, it should not be now.

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

Compared to the previous application, the current proposal reduces the width of the proposed porch by 300 mm, the depth by 600 mm and the ridge height has been reduced. In order to match the existing dwelling, the proposed materials are to be natural stone, making the walls 400 mm thick, and the applicant considers that the internal dimensions are the minimum required to provide storage for outside coats and boots together with sufficient space, clear of the door swing, to change out of them. The proposed porch is 1.8 m from the boundary of the adjacent property and 8.3 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. Since the previous application the applicants have lodged an appeal against the refusal and also reconsidered the proposal and the current application reduces the size of the proposed porch. It is considered that the current proposal 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: