

PLANNING COMMITTEE – 18 MAY, 2005

Report of Development Control Manager

MISCELLANEOUS ITEM

10/2004/020 CHANGE OF USE AND CONVERSION OF BARN TO DWELLING (REVISED PROPOSAL TO INCLUDE ERECTION OF ATTACHED GARAGE) TRENTS VIEW, TRENTS FARM, CHURCHINFORD

1.0 PURPOSE OF REPORT

- 1.1 To seek approval under the minor amendment procedure for a new door and window in the east elevation of the new garage.

2.0 PLANNING HISTORY

- 2.1 Planning permission was originally granted for the conversion of this barn to a dwelling in May 2003.
- 2.2 A revised application for an attached garage to the barn was submitted in August 2004 and was approved on 1 October, 2004.

3.0 PROPOSAL

- 3.1 The applicant requested a minor amendment to insert a window and door in the eastern (rear) elevation of the new garage.
- 3.2 The Parish Council were notified of the proposal and have raised objection stating that it must object to the proposal as it “flies in the face” of Policy Guidance set out in Taunton Deane Borough Council’s “Rural Building Conversions” document. This guidance suggest people living in converted buildings should adopt their lives to the building not vice versa; attached garages detrimentally affect the original form of the building and thus harm its intrinsic character, every effort should be made to retain the original simplicity of the building and creation of new opening should be avoided during conversion.

The Council feels the property is in grave danger of becoming an exact replica of drawing on page 3 of the Guidance which purports to be an illustration of any unsympathetic residential conversion which bears no resemblance to the original barn. It is felt a very attractive collection of old barns is now a collection of new houses. The Council was unanimous in its objection to the latest amendment for the above reasons.

4.0 ASSESSMENT

4.1 The proposal provides for a new door and window in the rear elevation of the new build garage. As this was not part of the original barn its alteration is not viewed in the same way.

4.2 While there is a condition on the original permission requiring approval of all new windows in the future this was not the case with the doorway.

The impact on the character of the building of the new door and window proposed is not considered to detrimentally affect its character such as to warrant resisting this minor amendment.

5.0 **RECOMMENDATION**

5.1 The minor amendment for the window and door be GRANTED approval.

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

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