

14/20/0053

MRS E HOLLANDS

Conversion of garage with raising of roof and insertion of first floor for use as a home office and ancillary accommodation at Barnoaks, Worthy Lane, Creech St Michael

Location: BARNOAKS, WORTHY LANE, CREECH ST MICHAEL, TAUNTON,
TA3 5EF

Grid Reference: 327775.126385

Full Planning Permission

Recommendation

Recommended decision: Refusal

- 1 The proposed first floor extension by means of its scale and massing results in a detrimental visual impact upon the character and appearance of the local landscape and therefore is contrary to Policy DM1 of the Taunton Deane Core Strategy and policies D5 of the Taunton Site Allocations and Development Management Plan and National Planning Policy Framework.
- 2 The proposed first floor extension by its design and massing is not subservient to this dwelling house and therefore is contrary to policies DM1 (c) of the Taunton Deane Core Strategy and D5 (A) and (D6 (B) of the Taunton Site Allocations and Development Management Plan and National Planning Policy Framework.

Recommended Conditions (if applicable)

Notes to Applicant

1. In accordance with paragraph 38 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the applicant and has looked for solutions to enable the grant of planning permission. However in this case the applicant was unable to satisfy the key policy test and as such the application has been refused.

Proposal

The proposal is for the conversion of existing garage to home office with a first floor extension to provide playroom and store above. The first floor extension would be built with timber clad walls, timber windows and tiled roof.

Site Description

The site is located to the north east of Creech St Michael and south Creech Heathfield with access taken from Worthy Lane via Creech Heathfield Road. The site consists of dwelling house with an existing garage to the south west corner of the site with access onto Worthy Lane.

Relevant Planning History

14/20/0019 – Raising the gable roof to the rear, erection of dormer and balcony on the west elevation and two dormer windows on the south elevation plus construction of front boundary wall at Barnoaks – Conditional Approval

Consultation Responses

CREECH ST MICHAEL PARISH COUNCIL - If the LPA's decision is to grant approval, CSM PC request that Permitted Development rights are removed by a Condition to ensure the building is not extended, and that planning control over subsequent use or sale as a separate building be imposed.

SC - TRANSPORT DEVELOPMENT GROUP - Standing Advice

Habitats Regulations Assessment

N/A

Representations Received

There have been 6 letters of representation supporting the application received stating:

- The repair of the garage would be an improvement to the property and local area;
- The use of the building is acceptable.

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for Taunton Deane comprises the Taunton Deane Core Strategy (2012), the Taunton Site Allocations and Development Management Plan (2016), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below.

CP8 - Environment,
DM1 - General requirements,
D5 - Extensions to dwellings,
D6 - Ancillary accommodation,

Local finance considerations

Community Infrastructure Levy

The proposal is not liable for CIL.

Determining issues and considerations

The determining factors for consideration are the affects on the amenity of neighbours, the appearance of the development and the impact on the street scene.

The proposed conversion and alterations of the garage is unacceptable by means of its scale and massing with the addition of first floor to the building would result in a visually harmful impact upon the local landscape character. Neighbouring properties benefit in having single storey low roof garages or stores forward of the main dwelling houses and adjacent to Worthy Lane. The addition of a first floor results in a visually dominating building forward of the principle dwelling house and is out of keeping with neighbouring properties and the local landscape character.

The proposed building would not appear to be subservient to the host dwelling house being located forward of the principle elevation of the host dwelling house and would be out of keeping with the character and appearance of the local area. Further concern would be raised that the building would be tantamount to the creation of an independent dwelling house. Officers would raise an objection to the insufficient space to support a separate dwelling house and with its close relationship to the host dwelling would not be compliant with Local Plan policies.

The proposed development would not be ancillary to the main dwelling house as set forward of the site and therefore fails to comply with Policy D6 (Ancillary Accommodation) where it clearly sets out

The conversion of an appropriate building within the curtilage of a dwelling for ancillary accommodation will be permitted. The erection of a new building within the curtilage of a dwelling for ancillary accommodation will not be permitted unless:

- A. *The proposal would be less damaging to the character of the main dwelling or the surroundings than an extension or conversion which meets the need;*
- B. *It would be close enough to the main dwelling to maintain a functional relationship;*
- C. *It does not harm the residential amenity of other dwellings;*
- D. *It does not unacceptably prejudice the future amenities, parking, turning space and other services of the main dwelling; and*
- E. *It does not harm the form and character of the main dwelling and is*

subservient to it in scale and design.

The application has not demonstrated that the proposal would comply with Policy D6 and officers have noted there is sufficient space on the site for the placement of either an extension to the existing dwelling house or erection of single storey separate building to the side or rear of the property to comply with Policy D6 (Ancillary Accommodation).

Conclusion

The proposed first floor extension to the garage would result in a visually unacceptable building by means of its massing that would have adverse impact upon the character and appearance of the local area and is not subservient to the dwelling house and as such would not be contrary to Policy DM1 (General Development) of the Taunton Deane Core Strategy and policy D5 (Extension to dwellings) and D6 (Ancillary Accommodation) of the Taunton Site Allocations and Development Management Plan.

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

Contact Officer: Mr C Mitchell