

36/20/0003

MR BUSSELL

Erection of first floor extension, ground floor extension and garage at Little Pincombe Barn, Woodhill Barn, Stoke St Gregory.

Location: LITTLE PINCOMBE BARN, WOODHILL ROAD, STOKE ST
GREGORY, TAUNTON, TA3 6EN

Grid Reference: 335432.127109 Full Planning Permission

Recommendation

Recommended decision: Refusal

- 1 The proposed raising of the roof to create first floor accommodation and the proposed extensions are not subservient to the existing dwelling in terms of bulk and mass, scale and design and would have an adverse impact upon the character and appearance of the existing dwelling, especially being a former barn conversion. As such the proposal is contrary to policies D5 (A) and (B) (Extensions to dwellings) of the Taunton Deane Site Applications and Development Management Plan and DM1 (d) (General Requirements) of the Adopted Taunton Deane Core Strategy 2011 - 2028.

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 raising of the roof of the existing property to create first floor accommodation containing three bedrooms with rear balcony, entrance area at ground floor and the replacement of the existing garage with a larger one. The first floor is proposed to be finished in timber cladding to the front with the ground floor retained as the original brick of the former barn. The new roof is proposed to have an asymmetrical design and re-use the existing roof tiles. The rear is proposed to have a glazed elevation at ground floor with a covered balcony area with glazed balustrade at first

floor. The small pitched roof porch will be removed with a flat roof extension shown to the side and the existing garage removed and larger replacement garage proposed, with the orientation of the roof changed.

Whilst the Agent has stated within the submitted Design and Access Statement that the 'scale of the overall increase in footprint could be achieved through permitted development rights, through rear/side extension, rear dormer windows , garage conversion etc. This approach however would result in a more sprawling development which would be less aesthetically pleasing, poorer environmentally in terms of energy use and less sensitive to the area'. It is apparent that the dwellinghouse could not be extended under permitted development due to the restrictive condition for additions and extensions ,which was imposed on the planning approval for the conversion of the original barn to residential.

Site Description

Little Pincombe Barn is a three bedroom, single storey detached property, which is finished in brick with a small area of cladding under a low tiled pitched roof. It is a former barn, which was given planning permission in 1988, there is a condition, which is common for applications for barn conversions, which restricts the property from being added to or extended without the benefit of planning permission.

There are two small extensions on either end of the barn, which form a pitched roof porch and a master bedroom; these extension were given planning permission in 2007. There is a detached garage set to the rear of the property and parking to the front. This area if enclosed by a stone wall with brick capping.

The dwellinghouse is located in a rural location along a no through road with garden to south containing stabling, which was given permission for its retention in 1994.

Relevant Planning History

36/07/0005	Erection of two side extensions	Approved
36/94/0005	Retention of the extension to the curtilage and erection of stabling	Approved
36/88/0008	Conversion of barn to dwelling and erection of garage.	Approved

Consultation Responses

STOKE ST GREGORY PARISH COUNCIL - No comments

WARD MEMBER - There are no objections from neighbours or anyone else and the Parish Council are neutral. The existing building is not an attractive one and its layout and facilities leave alot to be desired. The changes would be far more interesting and attractive building which would have better circulation space and better facilities for the family that live there.

Representations Received

6 letters of support have been received - improvement to the existing taking in consideration of the character of the area, no negative impact on neighbours in terms of loss of light or overlooking, parking will be greatly improved.

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.

D5 - Extensions to dwellings,
DM1 - General requirements,

Local finance considerations

Community Infrastructure Levy

Extensions of 100sqm or over are CIL liable.
Proposed development measures approx. 135sqm.

Determining issues and considerations

The main consideration is the significant extensions, including the raising the roof that are proposed at the existing dwellinghouse, a former barn conversion. The character and form of the existing dwelling will be lost. Policy D5 is one of the main policies within the Local Plan, which deals with extensions to dwellings. It states that extensions should not harm the form and character of the dwelling and are subservient to its scale and design. It is accepted that the extensions will have no adverse impact on adjacent neighbours due to the position of the adjacent properties.

The Agent has indicated that the property could be extended as permitted development by adding extensions and dormer windows, however as a restrictive condition was imposed on the original application for the barn conversion, this is not the case. Planning permission would be required for any extensions or addition. The

two small extensions, which were previously added were considered to have no impact on the integrity of the barn and were deemed to be acceptable.

The changes now proposed do not reflect the form and character of the existing property and by reason of its size and scale are not subservient, overall the alterations both dominate and detract from the appearance and character of the former barn and as such the proposal is contrary to policies D5 (A) (Extensions to dwellings) of the Taunton Deane Site Applications and Development Management Plan and DM1 (d) (General Requirements) of the Adopted Taunton Deane Core Strategy 2011 - 2028.

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

Contact Officer: Mrs S Melhuish