

**REPORT OF THE MEETING OF THE SITE INSPECTION GROUP HELD ON
WEDNESDAY, 6 JUNE 2007**

(34/0448/07/F & 34/0463/07/LB) (i) Erection of garden room; (ii) Listed Building Consent for the erection of a garden room – The Old Cart Shed, 13 Higher Compton Barton, Compton, Marldon TQ3 1SA

Present: Cllr B F Cane
Cllr R J Carter
Cllr G J Fielden (Chairman)
Cllr R J Vint

In attendance and participating:
D Kenyon (Area Planning Officer)
Cllr J T Pennington (local Ward Member)

Also in attendance but not participating:
Applicants

(Note: apologies for absence were received from Cllr P W Hitchins)

In introducing the application, the Area Planning Officer (APO) made particular reference to:-

- (A) a drawing submitted by the applicant. The APO wished to apologise to the applicant for omitting to include his sketched submission in his presentation at the Committee meeting on 23 May 2007 and circulated it to the Group for their information;
- (B) relevant policies. It was noted that the site was located within an Area of Great Landscape Value and in the open countryside. The application (which also included an application for Listed Building consent) sought to erect a garden room on the south elevation of 13 Higher Compton Barton;
- (C) comparisons with the previously refused application, which was dismissed on appeal. The Group was shown comparative plans and drawings between this current application and the previously refused proposal. It was noted that the applicant had carefully considered the Appeal Inspector's findings on the previous scheme and had consequently reduced significantly the levels of glazing. In addition to this reduction, the APO advised that tall narrow windows (akin to those in the existing walls) had been integrated into these proposals;
- (D) feedback received from consultees. Whilst the parish council and other statutory consultees had raised no objections, one letter of objection had been received from an adjoining property which expressed concerns regarding a loss of privacy and setting a precedent. In acknowledging these concerns, the APO advised that these had not been included as reasons for the case officer recommendation for refusal;

- (E) the principle of a domestic extension onto a barn. Whilst accepting that the proposed extension was sited on the rear, the Group was advised that the general rule when adding an extension to a barn was that it should not detract from its original character. In this instance, officers considered that the proposals would detract from the original character of the barn and were therefore recommending refusal of the application.

The local Member advised that he considered the application to be acceptable and felt it to be a pragmatic solution, which he felt would not detract from the original character of the barn. The Member did not believe that the privacy concerns were of sufficient relevance to recommend refusal of the application. Having taken into account earlier concerns with regard to the ratio of glazing proposed, the Member felt that this design was attractive and in-keeping with such a picturesque barn complex. In conclusion, the Member made reference to a number of the barns which, prior to development, were in a ruinous state on the complex and had resulted in an extensive amount of re-build works being carried out and hoped that the Group would support the application.

In discussion, the following points were raised:-

- (a) Should the Group be minded to support the application, a Member requested that a condition be imposed whereby the stonework used be in-keeping with the current barn complex;
- (b) The APO advised that guidance suggested that barn conversions would normally not be allowed if major alterations and re-builds were involved. For clarity, the Group noted that major alterations tended to be between 10-15% of the original state of the barn;
- (c) Some Members made reference to the current shape of the barn and did not believe that these proposals detracted from the original character and therefore stated that they were able to support the application.

It was then by 3 votes to 1:

RECOMMENDED

That in respect of application numbers 34/0448/07/F & 34/0463/07/LB, both applications be conditionally approved, with suggested conditions being presented to 20 June 2007 meeting.

(NOTE: Subsequent conditions suggested by the APO since the inspection was held are:

- 1 - non-standard stonework;**
2 - timber windows and doors; and
3 - natural slate roof).