



Appeal Decision

Site visit made on 4 December 2025

By G Powys Jones FRTPI

an Inspector appointed by the Secretary of State

Decision date: 15 January 2026

Appeal Ref: APP/E3335/D/25/3375068

2 The Old Cold Store, Deans Cross Farm, Lydeard St Lawrence, Taunton, TA4 3QN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Peter Langley against the decision of Somerset Council.
 - The application Ref is 22/25/0010.
 - The development proposed is a single storey extension with walk out balcony at first floor level.
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Decision

1. The appeal is allowed, and planning permission is granted for a single storey extension with walk out balcony at first floor level at 2 The Old Cold Store, Deans Cross Farm, Lydeard St Lawrence, Taunton, TA4 3QN in accordance with the terms of the application, Ref 22/25/0010, subject to the conditions set out in the accompanying Schedule.

Preliminary matter

2. In the interests of accuracy I have utilised the description of the development used in the Council's decision notice in preference to that used in the original application form.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the host property and its surroundings.

Reasons

4. The appeal property forms part of a former barn of modern appearance set deep in the countryside which was internally divided into four and converted into mixed uses including residential. It is a substantial building, and the appeal property occupies the ground and first floor in the northwestern sector of the former barn. The proposed extension and balcony would spring from the western elevation alongside an access track, which also serves in part as a public footpath.
5. Indeed, the Council's concerns centre on the extension's visibility from this section of the public footpath from where, in its opinion, it would be perceived by walkers as interrupting the unbroken linear elevation of the building resulting in an incongruous development. It considers that it would be an awkward feature overly domesticating the agricultural character and appearance of the building.

6. The barn is separated from the public highway, and the proposed extension would be well screened from it by intervening hedges and a mature oak, even when defoliation has taken place. The extension would not therefore be widely seen, and I share the Council's view that it would be at its most prominent when viewed from a short section of the public footpath.
7. The original barn does not comprise what I regard as a striking or attractive building, being utilitarian in shape and appearance notwithstanding its timber cladding. It already displays clear signs of domestication, obviously seen from the footpath, not least the several openings in the southern elevation, and gardens and sitting out areas adjoining. The linear western elevation is not unbroken as suggested by the Council but displays a domestic porch which the appellant maintains has the benefit of planning permission¹. To my mind the modest addition proposed is not disproportionate in size or scale to the host property, is of an appropriate design, and would sit acceptably here without causing visual offence.
8. I conclude that the proposed development would not harm the character and appearance of the host property or its surroundings. Accordingly, I find no conflict with those provisions of policy DM1 of the Taunton Deane Core Strategy and policy D5 of the Taunton Site Allocations and Development Management Plan directed to ensuring that development would not unacceptably harm the appearance and character of a building or landscape and that extensions should not harm the form and character of the dwelling and be subservient to it in scale and design.

Conditions

9. It is necessary that the development is carried out in accordance with the approved plans, and a condition to this effect is therefore imposed in the interests of certainty. A condition in respect of materials is imposed in the interests of visual amenity.

Other matters

10. All other matters raised in the representations have been considered. Other development plan policies have been referred to by the parties, but those that I have mentioned are considered the most relevant having regard to the particular circumstances of the case. I have also had regard to the references to the National Planning Policy Framework. No other matter is of such strength or significance as to outweigh the considerations leading to my conclusions.

G Powys Jones

INSPECTOR

¹ Ref 22/17/0020

SCHEDULE OF CONDITIONS

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: The location and block plans and Drawing Ref: D03; D04 & D05.
- 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.