

## Officer Report On Planning Application: 20/01310/HOU

<b>Proposal :</b>	The erection of an extension to the front of the existing garage
<b>Site Address:</b>	Amherst 6, The Pheasant, Seavington St Mary.
<b>Parish:</b>	Seavington St Mary
<b>SOUTH PETHERTON Ward (SSDC Member)</b>	Cllr A Dance Cllr C Raikes
<b>Recommending Case Officer:</b>	Cameron Millar
<b>Target date :</b>	9th July 2020
<b>Applicant :</b>	Mr Stephen Day
<b>Agent: (no agent if blank)</b>	Mr Ian Pamplin, 90 Herne Rise, Ilminster TA19 0HL
<b>Application Type :</b>	Other Householder - not a Change of Use

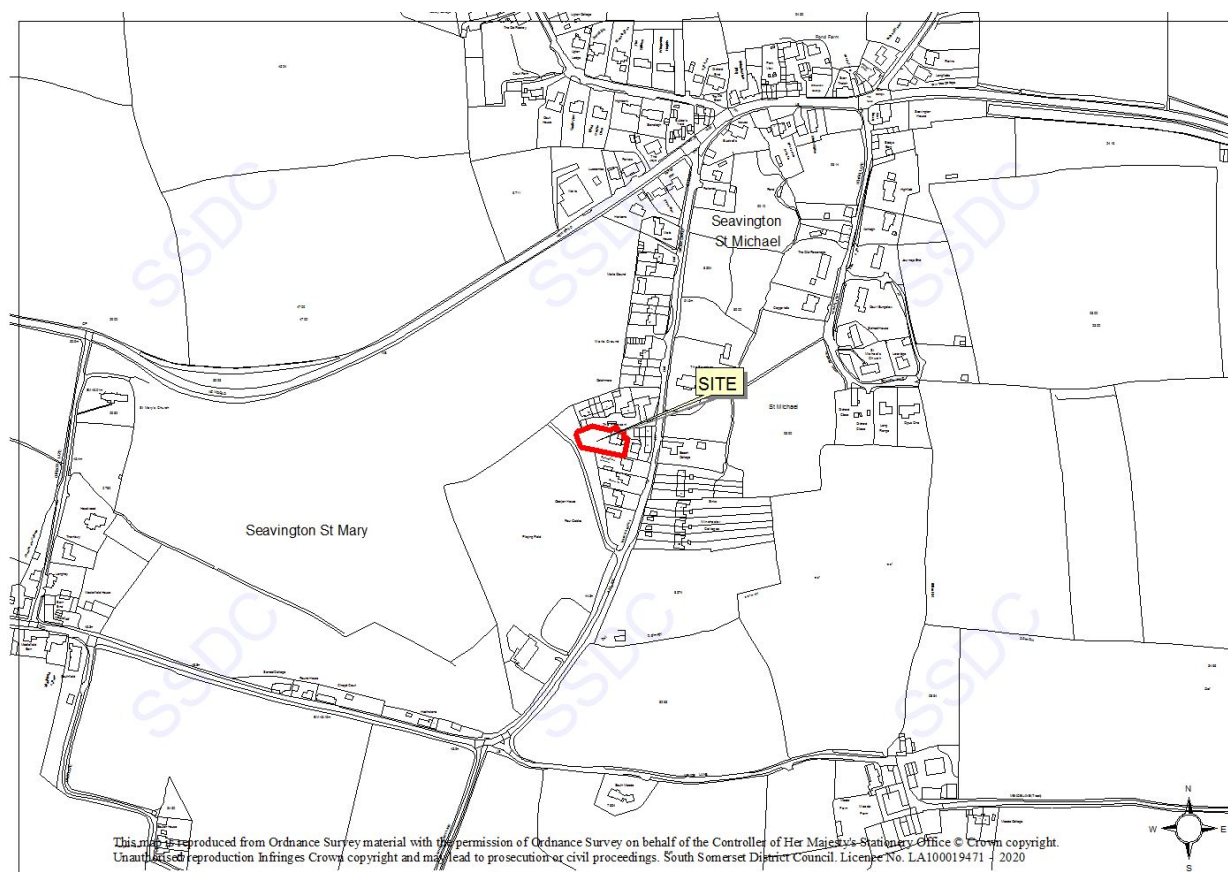
### REASON FOR REFERRAL TO COMMITTEE

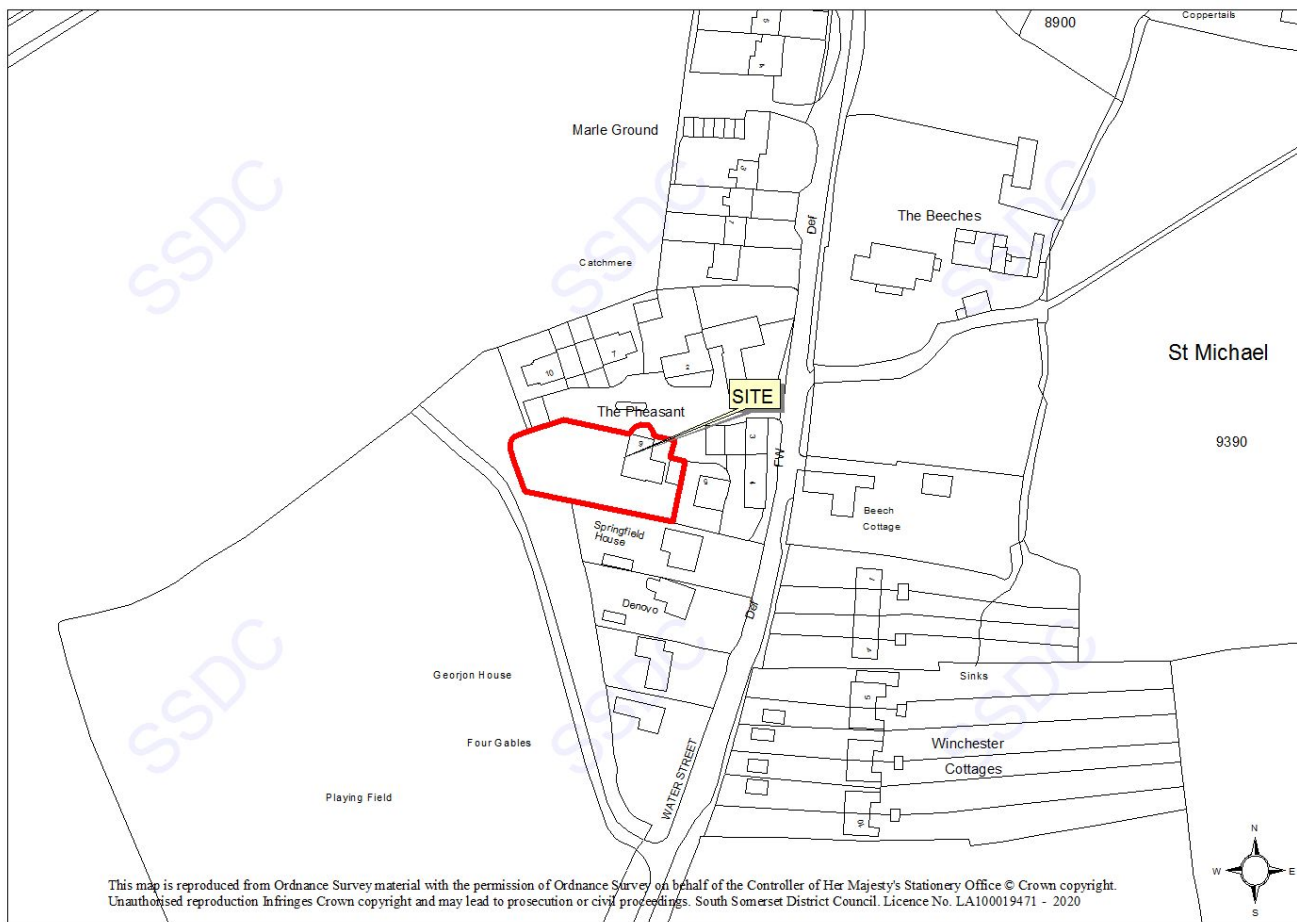
This application is referred to Area Committee at the request of the ward members and with the agreement of the Area Vice Chairman to further discuss the merits of the application.

**Date of site visit:** Not conducted due to Covid-19.

**Neighbours/consultees correct:** Yes

### SITE DESCRIPTION AND PROPOSAL





**Description:** Amherst is a two storey dwellinghouse, located within the curtilage of the Grade II listed The Pheasant and Farmhouse, in the parish of Seavington St Mary. Amherst is constructed of Hamstone under a thatched roof and the proposal is for an extension of an existing garage using the matching materials of the existing garage which are Hamstone under a slate roof.

### Planning History:

Recent and Relevant:

16/04245/FUL - Alterations and erection of single storey extension. Permitted with conditions 2016.

14/00596/FUL - The erection of a porch over front door. Application permitted with conditions 2014.

09/04525/FUL - The conversion of existing garage into a study and the erection of an attached garage. Application permitted with conditions 2009.

05/02565/FUL - Erection of double garage. Application permitted with conditions 2005.

### Policy:

South Somerset Local Plan 2006-28:

Policy SD1 - Sustainable Development

Policy EQ2 - Design and General Development  
Policy EQ3 - Historic Environment  
Policy TA5 - Transport Impact of New Development  
Policy TA6 - Parking Standards

**NPPF:**

Chapter 12 - Achieving Well Designed Places  
Chapter 16 - Conserving and Enhancing Historic Environment

Planning Practice Guidance.

Somerset County Council Parking Strategy (September 2013) and Standing Advice (June 2017)

**Parish Council:**

Seavington St Mary Parish Council - "fully support this application."

**Other Consultees:**

Highways Authority: Standing advice applies.

Highways Consultant: " No highways issues - no objection."

SSDC Conversation Officer: " It looks from historic maps as if the building was historic in its own right, though one would have to visit to confirm It has had fairly recently permission for an extension. Regarding the present proposal for extension, I agree, it sounds fine in terms of materials. I do however have a problem with the fact that it extends the extension beyond the width of this elevation of the building. It would partly obscure the east elevation of the house. At present the garage is subservient to the building. The overall form of the house is dominant and can be read. With the further extension of the garage it would in my view cross the line of being subservient, so I would not support it. It would create a rather awkward roof shape and I would also not support the addition of a door in the side wall.  
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23/07/2020: " Having not been to site I was not certain if the building is historic or a new building in historic style. From the answer of the applicants/agent it appears that it is a modern replacement building in the same position. The building is therefore not a historic asset in itself as I had thought from map evidence but it is still in the setting of a listed building and great care has been taken in its design and materials to protect the setting."

**Neighbour Comments:**

Neighbours were notified and a site notice was posted. No responses were received.

**Design/Layout/Materials:**

The proposals are for the extension of an existing garage using matching materials of the existing garage which are Hamstone under a slate roof. Amherst is located within the historic curtilage of Grade II listed The Pheasant and Farmhouse, with the proposed garage extension facing The Pheasant and Farmhouse and located approximately 22 metres from the listed building. The front extension of the garage will alter the roof shape of the garage from a lean to slope to an L shape design. It is considered

that this change in design and shape of the garage will not be subservient in design to the dwellinghouse, as it alters the appearance of the front elevation of Amherst with the extension located ahead of the front entrance to Amherst. It is considered that this would result in demonstrably harming the setting of the Grade II listed The Pheasant and Farmhouse, as well as causing demonstrable harm to visual amenity. The plans are therefore considered to be unacceptable due to design.

**Residential Amenity:** It is not considered that the proposal would give rise to undue overlooking / loss of privacy or an overbearing relationship with neighbouring properties. Therefore it is considered that the development does not have an unacceptable impact upon the residential amenity of neighbouring properties.

**Highways:** The proposal satisfies the requirements of the Somerset Parking Strategy 2013 and Standing Advice.

**CIL:** This Authority does not collect CIL from householder development.

**Summary:** The parish council are supportive of the proposal contrary to the officer recommendation. Notwithstanding the parish representation, the proposed development is considered to be demonstrably harmful to visual amenity and to the setting of a listed building and is therefore recommended for refusal.

## **Recommendation:**

Refusal.

## **FOR THE FOLLOWING REASON**

01. The proposal, by reason of its design is not considered to be subservient to the existing dwellinghouse and would cause demonstrable harm to the setting of a listed building and to visual amenity contrary to the aims and objectives of Policies of EQ2 and EQ3 of the South Somerset Local Plan (2006-28) and the provisions of the National Planning Policy Framework 2019.

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