

OFFICER: Lee Walton (01935) 462324

APPL.NO: 07/01456/FUL APPLICATION TYPE: Full Application

PARISH: Barrington WARD: BURROW HILL

DESCRIPTION: Conversion of outbuilding for workshop and domestic use (GR: 338679/118287)

LOCATION: Priory Farm, Main Street, Barrington, Ilminster, Somerset TA19 0JE

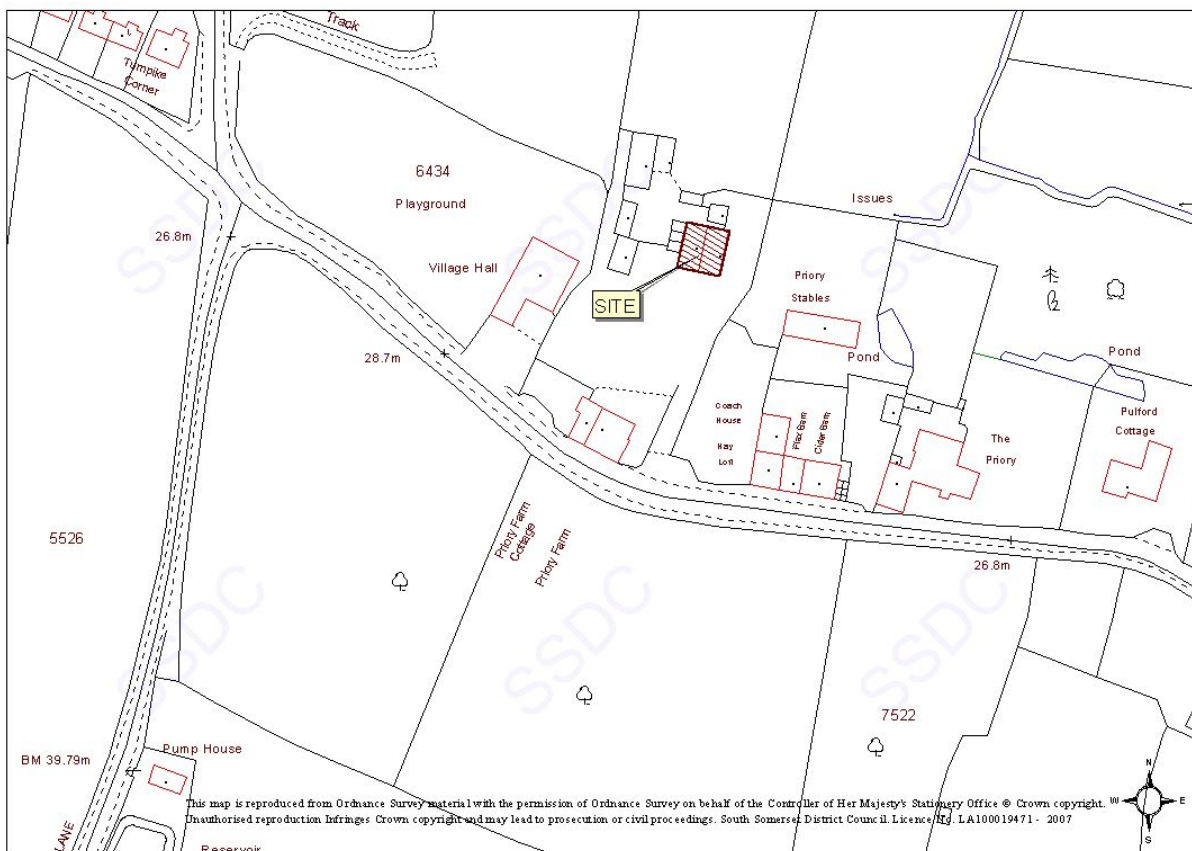
APPLICANT: Mr & Mrs Cox

AGENT: Moorlands Architectural Designs, Willows Business Park, Westover Trading Estate, Langport, Somerset TA10 9RB

DATE ACCEPTED: 23 March 2007

Reason for Referral

Ward Member would like further consideration given by Committee that the eight cottages and village hall to the side of Priory Cottage makes the reason for refusal as being built and intruding into open countryside both unsafe and unrealistic.



Site Description and Proposal

The applicant's site is located outside of the designated Barrington development area. It forms a continuous low density built up frontage on the north side of the main road opposite open fields. Although of less intensity to the 'cheek by jowl' relationship of the cottage and house development a little to the east (within the development area) character relates to roadside development with open land encroaching both to rear and front aspects.

Recent permissions have changed the landscape since 2002 at which time permitted development rights were removed and the removal of existing structures was sought. A large village hall and a row of terraced houses at right angles to the main road sit immediately to the west of the applicant's site.

The proposal seeks the erection of a domestic curtilage structure that offers ancillary accommodation over two floors on the site of an otherwise ruinous structure that under condition 3 attached to the 2002 permission was to have been removed prior to the change of use (curtilage extension) being undertaken. Enforcement action can be taken to have the structure removed from the site.

Planning History

06/00397/FUL - Conversion of outbuilding for workshop and domestic use. Refused.
02/02774/CON - Demolition of farm building. Approved.
02/02775/COU - Change of use from farmyard to part of residential curtilage. Approved.
Various permissions prior to 1992 related to the site's former agricultural use.

Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under 54A of the Town and Country Planning Act 1990 and requires that decisions must be made in accordance with relevant development plan documents unless material considerations indicate otherwise.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires -(1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Relevant Development Plan Documents:

Regional Spatial Strategy

VIS1 - Expressing the Vision
VIS2 - Principles for Future Development
EN4 - Quality of the Built Environment
EH3 - The Historic Built Environment

Somerset and Exmoor National Park Joint Structure Plan 2000

STR1 - Sustainable Development
STR6 - Development Outside...
9 - Historic Built Environment

South Somerset Local Plan 2006

ST3 - Development Areas
ST5 - Principle of Development
ST6 - Quality of Development
EH1 - Conservation Areas
EH12 - Areas of High Archaeological Potential
EH7 - Conversion of Buildings in countryside

Consultations and Representations

Parish Council

No objection

County Highway Authority

No observations

SSDC Technical Services

No comments

Natural England

No comment

6 neighbour notifications were issued. A site notice (conservation area and affecting listed buildings) was posted and advertisement published. There have been two responses. Both support the applicant. The buildings are an eyesore; there is more recent development immediately to the west of the site.

Planning Considerations

The main considerations relate to the site's designation status as countryside, the site's relationship to the built environment in the immediate area, relevant planning history that sought removal of the structure to which this application refers, and the more recent development immediately to the west, and to the recent 2006 refusal.

Neighbour notification responses have supported the proposal. It results in the loss of an eyesore, mindful of the more recent development that adjoins. The starting point in considering the application must be the planning history and notably 02/02775/COU to which condition 2 removes permitted development rights given the site's sensitive location and relationship which is outside of the development area but within an area of buildings where character relates to roadside development.

Condition 3 required removal of the structure, subject of this application, prior to enactment of the change of use. Removal did not take place. The eyesore can be removed and enforced against.

The other matter arising from neighbour notification refers to the village hall development and row of terraced houses at right angles to the main road that have more recently been erected. These developments accord with local plan policies in terms of community interests and affordable housing (exceptions) policy. The current application is considered under different policy objectives.

Notwithstanding the above comment material considerations relate to encroachment of the built environment on the site since 2002. Notwithstanding the recent row of terraced housing local character is of roadside related development. The proposal seeks development away from the roadside. The built form needs to be tightly controlled. Given that the neighbouring development is allowed under separate policy objectives, dispersal of the built form needs careful control. The current proposal does not sit comfortably. The proposal is in effect for new development.

Officers do not support the current proposal but would seek development to be physically closer to the roadside and to the dwelling house.

Environmental Impact

This development does not fall within the scope of the Town & Country Planning (Environmental Impact Assessment) Regulations 1999 and so Environmental Impact Assessment is not required.

Recommendation

REFUSE

01. The residential curtilage of the site was extended (02/02775/COU) by the Local Planning Authority only on the basis that no further development would be permitted, and derelict structures removed, in the interests of preventing the encroachment of domestic buildings into the open countryside, and safeguarding the character and appearance of the area. In the opinion of the Local Planning Authority the same considerations still apply and the development would be likely to have an adverse effect on the character and setting of the area contrary to Policies ST3, ST5, ST6 and EH1 of the South Somerset Local Plan 2006.

 02. The proposal, by reason of its existing derelict state requiring extensive extensions and alterations, does not represent a building suitable for conversion in accordance with the aims and objectives of policy EH7 of the South Somerset Local Plan 2006.
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