

OFFICER: Jennie Roberts (01935) 462517

APPL.NO: 07/02316/FUL APPLICATION TYPE: Full Application

PARISH: High Ham WARD: TURN HILL

DESCRIPTION: Erection of a building with garage facilities for cars and horse lorry, a workshop including storage of agricultural machinery and an office over (GR 344124/131503)

LOCATION: Wishef Cottage Henley Langport Somerset TA10 9AZ

APPLICANT: Mr & Mrs K Billing

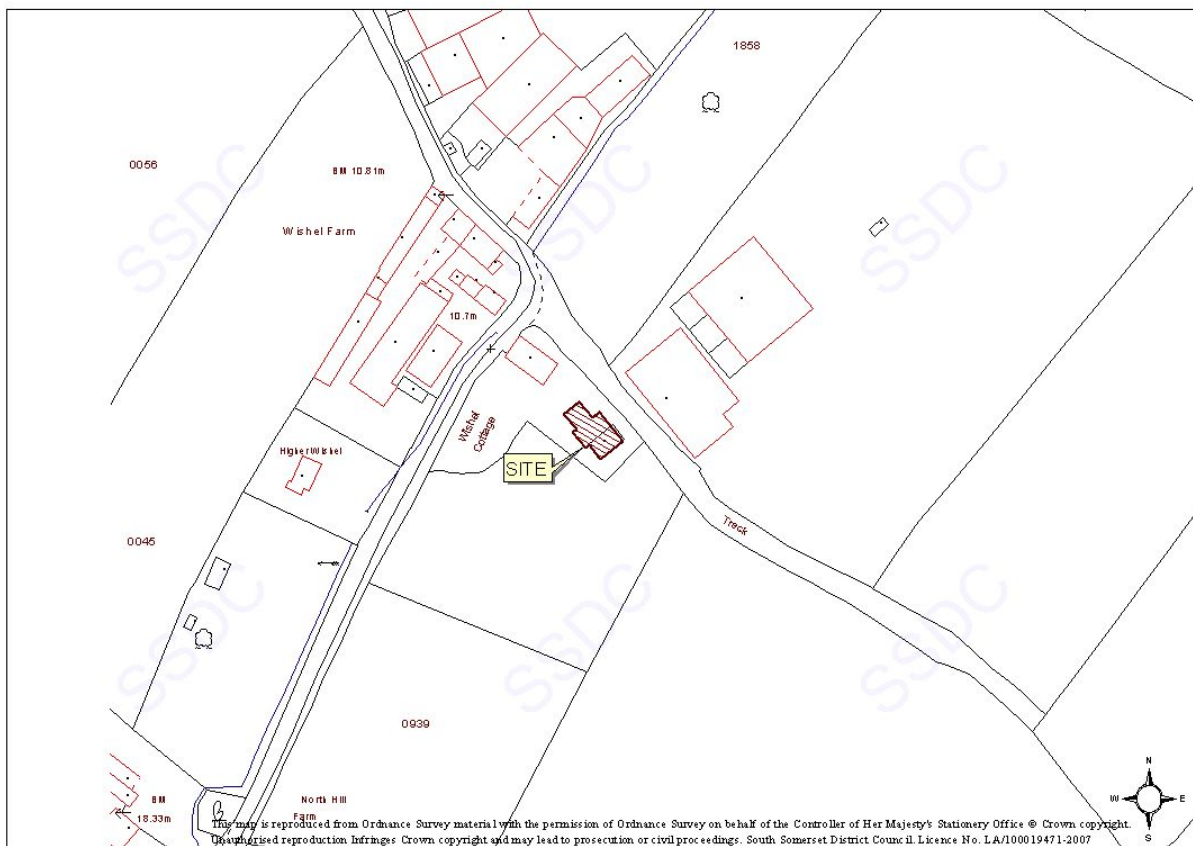
AGENT: Dave Roberts Montpelier Architectural Design 82 Behind Berry Somerton Somerset TA11 6SF

DATE ACCEPTED: 16 May 2007

Reason for Referral to Committee

This application has been brought to the Committee at the request of the ward member, with the agreement of the Area Chairman, to enable members to consider issues relating to the visual amenity of the surrounding area and impact of the proposal on the residential amenity of neighbouring properties.

Site Description and Proposal



This is a full application that seeks the erection of an outbuilding with garage facilities for cars and horse lorry, a workshop to include storage space for agricultural machinery, and an office over. The office section would have a dormer window on the front elevation. Materials would be an oak frame with timber cladding and blue lias walls (with brick quoining) and double roman roof tiles. The building would measure 5.646m in height at its highest point, and would incorporate a second floor with external staircase. The total length of the building

spans over 17.5m. The footprint of the proposed outbuilding is comparable with that of the main dwelling, as is its height (excluding chimneys, the house is 6m high).

History

03/00508/FUL - Erection of a two-storey extension to dwelling - conditional approval

04/00876/FUL - Amendment to planning consent 03/00508 for addition of dormer and dummy chimney to extension

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A 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.

Relevant Development Plan Documents

South Somerset Local Plan (Adopted April 2006)

ST5 - General Principles of Development

ST6 - The Quality of Development

Consultations

High Ham Parish Council

No objection subject to control over future use of building - i.e. not a dwelling.

Highways

"Provided the office element of the proposal is for domestic use only, from a highway point of view there is no objection to the proposal."

Area Engineer

No comment.

Landscape Architect

"The proposal appears overtly scaled and domestic in appearance. Whilst domestic outbuildings are commonplace, they are characteristically of subservient scale to the main building. I accept that there are already buildings on the site, but this proposal changes both the nature of the construction, from timber to house-type construction, and thereby impacting on local character; and the scale, which is increased to such an extent that it appears as a second domestic form alongside the existing house, furthering domestication of the site.

Consequently, I view this aggregation of domestic form as being at variance with its rural location, contrary to policy ST5 para 4 and ST6, and thus do not support this application."

Representations

No representations received.

Considerations

The main planning considerations in this case relate to the impact of the proposal on the residential amenity of neighbouring properties and the visual amenity of the surrounding area.

Residential amenity

It is considered that the scheme has an acceptable impact on the residential amenity of neighbouring properties, in terms of potential for overlooking, overbearing, overshadowing, etc.

Visual amenity

The Landscape Architect's response accurately reflects the views of both the case officer and other planning officers. The ward member considers that the Landscape Architect's views are finely balanced, and questions whether the proposed building is detrimental to visual amenity when compared with the design and style of neighbouring properties. Whilst some properties may make a dubious contribution to the character and appearance of the locality, it is considered that this is no reason to grant planning permission for further inappropriately designed and scaled buildings in the area. Central Government Guidance PPS1 states, at paragraph 13 (iv), "Design which fails to take the opportunities available for improving the character of an area should not be accepted." It is considered that the design, materials and overtly large scale of the proposed development are more akin to that of a domestic dwelling, and would therefore fail to improve the character of this open countryside location. The principle of a replacement outbuilding in this location is considered to be acceptable, but these should be subservient to the main building, with a less domestic appearance and more appropriate materials. As such, it is considered that the proposed building is extremely detrimental to the visual amenity of the surrounding area.

Recommendation

Application Refused

1. Having regard to its design, form, scale, mass, height and proportions, it is considered that the building fails to respect or relate to the character of its surroundings. As such, it is contrary to policies ST5 and ST6 of the South Somerset Local Plan (adopted 2006).
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