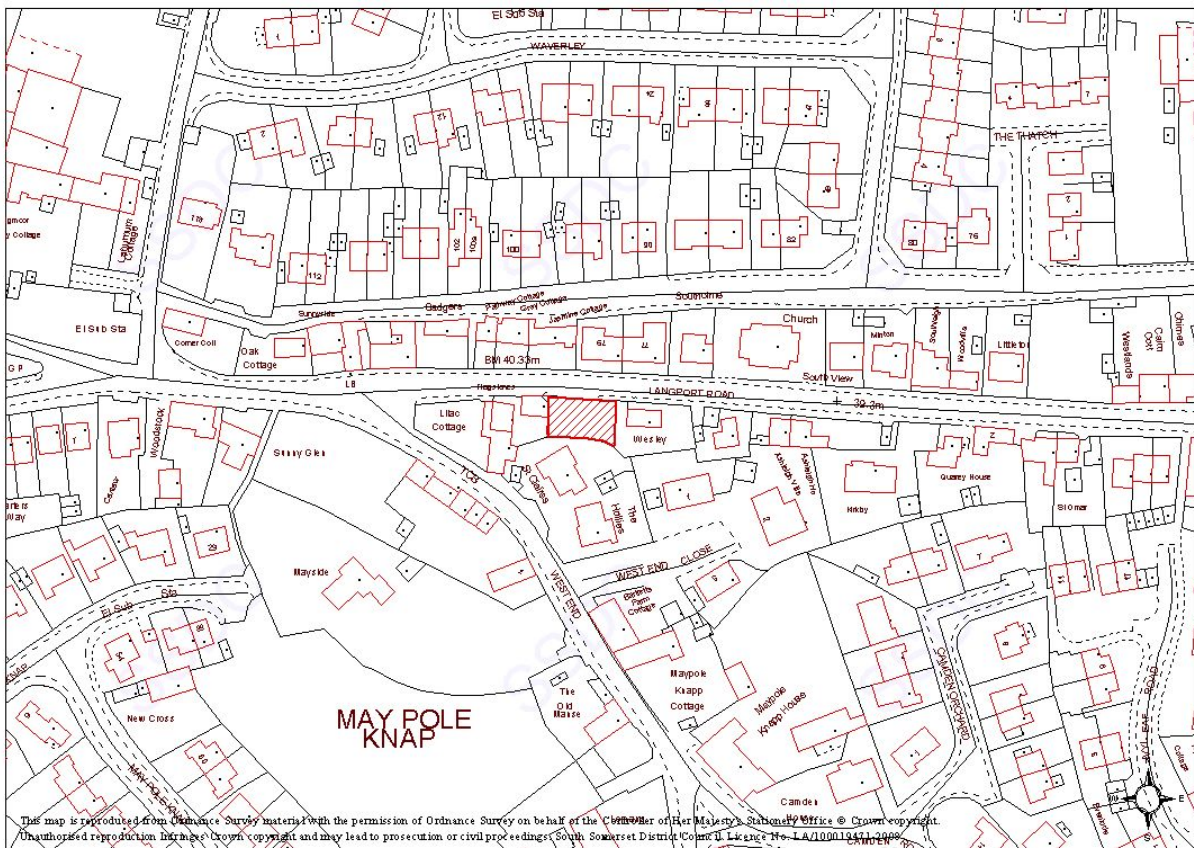


**OFFICER: Lee Walton (01935) 462324**  
**APPL.NO: 08/00759/FUL APPLICATION TYPE: Full Application**  
**PARISH: Somerton WARD: WESSEX**  
**DESCRIPTION: The erection of a dwelling with off road parking (GR 348247/128655)**  
**LOCATION: Langport Road Garage, Langport Road, Somerton, Somerset TA11 6RS**  
**APPLICANT: Mr T Canvin**  
**AGENT: Richard Boon, Boon Brown Architects, Motivo, Alvington, Yeovil BA20 2FG**  
**DATE ACCEPTED: 15 February 2008**

### Reason for Referral to Committee

This is an application that has been submitted by a Member of the Council. Such applications are automatically referred to Committee.

### Site Description and Proposal



The site is designated part of the development area. The land is currently occupied by a vacant building which was formerly in use as a garage workshop. The adjacent buildings are in residential occupation, the site's frontage is on to the busy Langport Road.

The proposal is to demolish the existing building and erect a purpose built two-story cottage dwelling with parking and turning provided for two cars.

### Planning History

A garage has operated from the site since before planning records began. Various applications have been made in terms of advertisement consents, and alterations to the building.

Conversion into two flats was granted permission in 1984. Outline permission was refused for demolition of the existing workshop in 1984 and conversion of the showroom into a dwelling permitted in 1986. The permissions were not taken up and the premises have been in use till recently as a garage workshop.

### **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.

### **Relevant Development Plan Documents:**

Regional Spatial Strategy

VIS1 - Expressing the Vision

VIS2 - Principles for Future Development

EN4 - Quality of the Built Environment

Somerset and Exmoor National Park Joint Structure Plan 2000

STR1 - Sustainable Development

STR6 - Development Outside Towns, Rural Centres and Villages

South Somerset Local Plan 2006

ST5 - Principle of Development

ST6 - Quality of Development

### **Consultations and Representations**

Town Council - No objection

County Highway Authority - To be reported

SSDC Technical Services - No comments

Environmental Health - To be reported

Economic Development - It appears that the garage business has not operated from this site for about two years and the site is now both redundant in need of major repairs. The proximity to the road and access onto the road would make the reuse as a garage almost impossible from a safety point of view.

It would be financially unrealistic to expect any business to redevelop the site for an employment use and again the proximity to the road would cause considerable access problems for employees. Considering that it is surrounded by residential development, we would raise no objections from an economic point of view on the proposals.

23 neighbour notifications were issued. There have not been any responses.

### **Planning Considerations**

The main considerations relate to visual amenity, highways and neighbour amenity related to overlooking and loss of privacy together with removal of commercial premises.

The site is within the Development Limits of Somerton and is considered, in principle, to be an appropriate location for new development.

The current use implying noise and smell given the relationship and proximity to adjacent residential properties is not desirable, neither is the impact of use on the main road fronting the site. Until recently the use of the garage resulted in on road parking and vehicle movements on and off the site that caused highway delays. A residential use of the site is preferred and would, given the parking provision proposed on site, be beneficial to highway safety. Clearing the site of a potentially detrimental use is also considered a positive step.

In terms of residential amenity - overlooking - impact is limited with Westley and St Clares the nearest to the site, although the general character and pattern of relationships between the existing properties in the area suggests that there is no fundamental objection where some encroachment in terms of overlooking is to be accepted.

This leaves the loss of the current building through demolition. The proposal is for a design considered acceptable. The site lies within the development area. The old workshop adds character to its location although it is considered that the current proposal would contribute to a more satisfactory accommodation and support the local vernacular identified within the immediate area. Near neighbours measure 4.1 and 4.3 metres to eaves, and 6.5 and 7metres to the ridge. Theses front onto the highway presenting pitched roofs. The proposal is gable end onto the road with distances between adjoining dwelling houses (two storey sections) 14 metres and 5.5metres respectively. Overall height proposed is 8.8 metres to ridge. Conditions that control materials and detailed finishes are proposed.

The loss of the garage premises is regrettable however the Economic Development Officer considers that it would be unreasonable to resist its redevelopment for residential use.

### **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**

APPROVE

### **JUSTIFICATION**

The proposal, by reason of its size, scale and materials, causes no demonstrable harm to residential amenity or to the character of its locality in accordance with the aims and objectives of policies ST6 of the South Somerset Local Plan (2006).

Application Permitted with Conditions:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. External materials to be use as part of the development hereby permitted shall be in accordance with the particulars given on the approved drawing no. ABUT/PL02 date stamped 15th February 2008.

Reason: In the interests of visual amenity further to policies ST5 and ST6 of the South Somerset Local Plan 2006

03. All of the windows hereby approved shall be traditional side hung balanced casements (with equal sized panes of glass).

Reason: In the interests of visual amenity in accordance with policy ST6 of the South Somerset Local Plan 2006.

04. Before the development hereby permitted shall be commenced details of all eaves, verges, water table, filleting, flashings, guttering, down pipes and other rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. Such details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with policy ST6 of the South Somerset Local Plan 2006.

05. Before the development hereby permitted is commenced details of the material and external finish to be used for all windows, doors, boarding and openings shall be approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with policy ST6 of the South Somerset Local Plan 2006.

06. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, including dormer windows, or other openings (including doors) shall be formed in the building, or other external alteration made without the prior express grant of planning permission.

Reason: In the interests of visual amenity in accordance with policy ST6 of the South Somerset Local Plan 2006

07. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), there shall be no extensions to this building without the prior express grant of planning permission.

Reason: In the interests of visual amenity in accordance with policy ST6 of the South Somerset Local Plan 2006.

08. The windows comprised in the development hereby permitted shall be recessed in accordance with details to be submitted to and approved in writing with the Local Planning Authority before any work on the development hereby permitted is commenced.

Reason: In the interests of visual amenity in accordance with policy ST6 of the South Somerset Local Plan 2006.

09. Before commencement of the development hereby permitted details of the boundary walls/ fencing shall be submitted o and agreed in writing by the Local Planning Authority. Such details as may be agreed in writing shall be provided on site as part of the development hereby permitted.

Reason; In the interests of visual amenity in accordance with policy ST6 of the South Somerset Local Plan 2006.

10. Contamination condition to be attached (awaiting response)

11. Highway conditions to be attached (awaiting response)

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