

OFFICER: Steven Banks (01935) 462119

APPL.NO: 08/01685/FUL APPLICATION TYPE: Full Application

PARISH: Long Sutton WARD: TURN HILL

DESCRIPTION: Erection of a timber garden furniture store (Revised application) (GR 346975/125396)

LOCATION: 1 Cross Lane Cottages, Cross Lane, Long Sutton, Langport, Somerset TA10 9LR

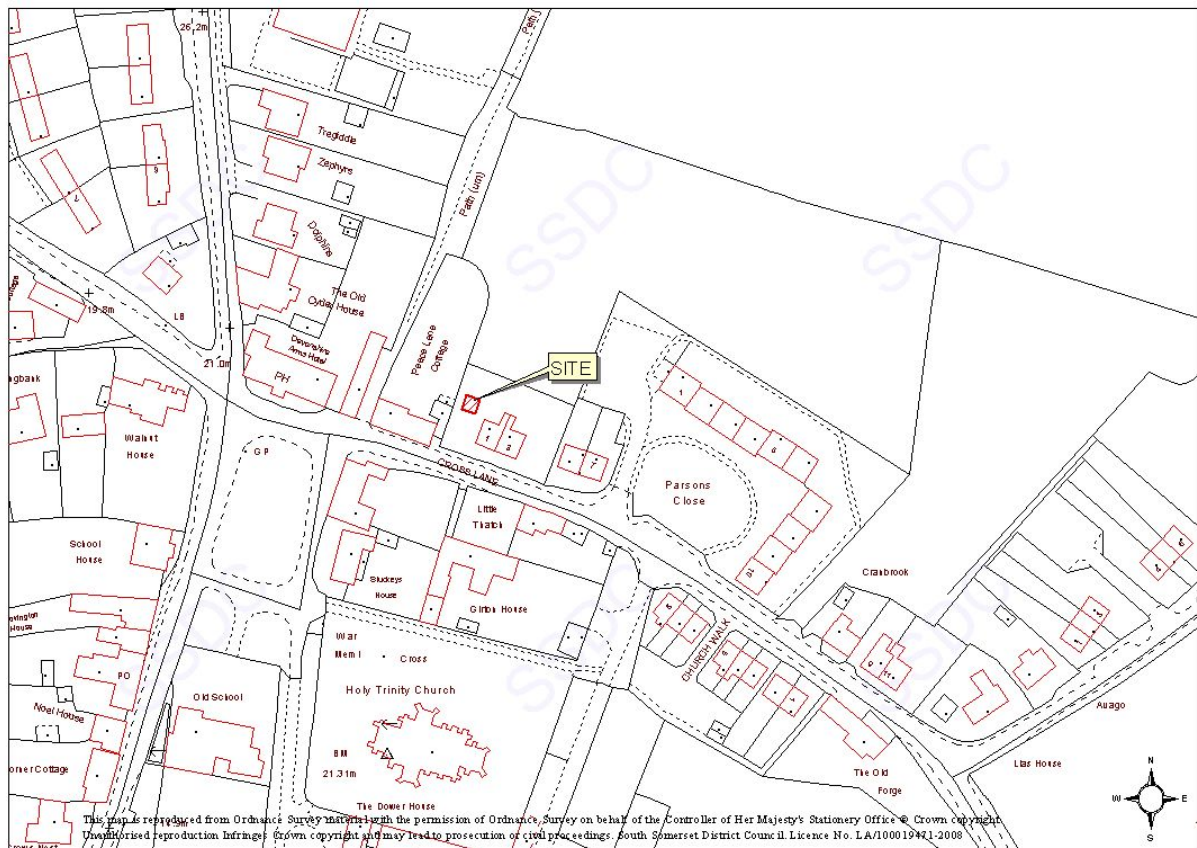
APPLICANT: Mr and Mrs A D Jones

DATE ACCEPTED: 7 April 2008

Reason For Referral To Committee

Due to neighbour concerns the Chairman has requested that the application be determined by Area North Committee.

Site Description and Proposal



The property that this application relates to is a semi-detached dwelling on Cross Lane near the centre of Long Sutton in the conservation area. It is proposed to build a small timber garden building on a decked area to the side of the property. This proposal is a resubmission of application 07/01699/FUL. The initial application which was approved subject to conditions measured 3.65m wide, 3.25m long, and 2.5m high. This current application is marginally larger in width and length but lower than the initial application measuring 4m long, 4m wide and 2.8m high.

History

07/01699/FUL - Garden shed - Application permitted with conditions 01/06/2007

02/01814/FUL - Conservatory - Application permitted with conditions 08/08/2002

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 decision 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
EH1 - Conservation Areas

Consultations

Ward Member -

Does not agree with the case officers recommendation.

Town/Parish Council -

Object due to the building being too large for the setting.

County Highways -

No observations.

Area Engineer -

No comment.

Neighbours -

The occupier of Peace Lane Cottage objects to the proposal due to its size and positioning leading to over shadowing and the harm caused to the conservation area by reason of the materials and size of the proposal. Concerns were also raised regarding the applicant's description and the structure being bigger than illustrated in the plans.

Considerations

It should be noted that a very similar scheme was previously approved under application 07/01699/FUL. This building measured 3.65m wide, 3.25m long, and 2.5m high.

This application is for the erection of a pitched-roofed timber garden building. The building measures 4m long, 4m wide and 2.8m high. The building will be sited in the back garden of the property in an area screened by hedges, fences and trees. It is considered that due to the obscured location of the building and it's small scale there will be no significant impact on the character of the conservation area.

There is a nearby listed building to the west of the site, however, this building is separated from the site by a group of unlisted outbuildings and it is considered that there will be no significant impact on the setting of the listed building.

It is proposed to locate the building in an elevated position on decking, however, due to the size and positioning of the proposal there will not be any overbearing or overshadowing effect and the structure will not harm the conservation area due to its limited size and use of natural materials.

The neighbour concerns regarding over shadowing, visual amenity, the accuracy of the plans and the description are noted. However, the structure which measures 4m long, 4m wide and 2.8m high would not lead to any over shadowing. Due to the building's limited size and use of natural materials the conservation area will not be harmed. The neighbour concern regarding the description does not affect the determination of the application. If the applicant did use the structure as a garden room there would not be a change of use and the application is being considered as such. Therefore the building is being considered as a domestic outbuilding. The plans accurately illustrate the size of the structure and if the application was approved the building should only be built in accordance with the approved plans.

It is noted that the Parish Council raised concerns over the size of the proposal. The proposal would not cause any harm to residential amenity by means of over shadowing or overbearing effects due to its size and positioning. As mentioned above the proposal will not harm the conservation area due to its small scale.

The proposal is consequently recommended for approval due to the above considerations.

RECOMMENDATION

Approve

JUSTIFICATION

01. The proposal, by reason of its size, scale and materials, respects the character of the area and causes no demonstrable harm to residential amenity in accordance with the aims and objectives of policy EH1, ST5 and ST6 of the South Somerset Local Plan (Adopted April 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. The works hereby permitted shall not be commenced until particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. The work shall be carried out strictly in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

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