



JOINT AREA COMMITTEES IN SOUTH SOMERSET
Officer Report On Planning Application:
09/00520/FUL



Proposal :	The erection of an open fronted covered extension. (GR: 345452/117776)
Site Address:	Bower Hinton Farm, Bower Hinton, Martock
Parish:	Martock
Ward : (SSDC Member)	MARTOCK A Campbell (Cllr) P Palmer (Cllr)
Division (SCC Member)	MARTOCK D Campbell (Cllr)
Recommending Case Officer:	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
Target date :	7th April 2009
Applicant :	Mr Duncan Palmer
Application Type :	Minor Other less than 1,000 sq.m or 1ha

REASON FOR REFERRAL TO COMMITTEE

The applicant is brought before the committee as the applicant is related to the Chairman of the Committee.

SITE DESCRIPTION AND PROPOSAL



The proposal seeks permission for the erection of an open fronted extension to a farm shop.

The property is a detached farm shop building, constructed of brick with brown UPVC windows under a fibre cement roof. The building is located on the edge of an existing farmyard close to various farm and residential buildings and open countryside. The building lies just outside the conservation area

and close to various Grade II listed buildings. The proposed extension will be timber framed and open sided supporting a roof of unspecified material. The property is not located in a development area as defined by the local plan.

HISTORY

06/00134/COU - Change of use from agricultural building to farm shop, car parking and external sales area - Application permitted with conditions 23/03/2006

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

Regional Spatial Strategy (RSS) for the South West (RPG10) (adopted September 2001):

VIS1 - Expressing the Vision
VIS2 - Principles for Future Development
EN4 - Quality in the Built Environment

Somerset and Exmoor National Park Joint Structure Plan (adopted April 2000):

STR1 - Sustainable Development

South Somerset Local Plan (adopted April 2006):

ST6 - Quality of Development
ST5 - Principle of Development
EH5 - Setting of Listed Buildings
EH1 - Conservation Areas

Policy-related Material Considerations

Draft Regional Spatial Strategy for the South West (Proposed Changes June 2008):

SD1, SD2, SD3 and SD4.
Development Policies A, B, C, E and H

PPS's/PPG's

PPS1 - Delivering Sustainable Development
PPS7 - Sustainable Development in Rural Areas

South Somerset Sustainable Community Strategy

Goal 5

Parish/Town Plan - Martock

6.6 Living, Learning and Livelihoods

Other Relevant Documents:

None

CONSULTATIONS

SSDC Technical Services - No comment

County Highways - No observations

Town/Parish Council - No comment received 09/03/2009

SSDC Conservation Officer - No objection

REPRESENTATIONS

None received

CONSIDERATIONS

The proposed extension is of a size and design that is in keeping with the existing building and the character of the neighbourhood. The proposed extension is visible from the nearby conservation area, but is not considered to have any significant impact on the views in or out of the area. Whilst the extension will be located close to several listed buildings it is not considered to have a negative impact on their setting. The conservation officer was consulted in regards to the impact of the proposal, and raised no objections to the scheme.

The material to be used for the roof of the structure is not specified in the information submitted as part of the application. However, it is considered that this can easily be controlled by condition and should therefore not constrain the proposed development.

Therefore, the proposal to erect a lean-to open sided extension to the front of the building is not considered to cause demonstrable harm to either the residential amenity of adjoining occupiers nor the character of the conservation area, or to have an adverse impact on the setting of the nearby listed buildings.

As such, the application is considered to be acceptable and should be recommended for approval.

SECTION 106 PLANNING OBLIGATION/UNILATERAL UNDERTAKING

None

RECOMMENDATION:

Grant permission for the following reason:

01. The proposal, by reason of its size, scale and materials, respects the character of the conservation area, has no adverse impact on the setting of the nearby listed buildings and causes no demonstrable harm to residential amenity in accordance with the aims and objectives of Policies ST6 (Quality of Development), EH5 (Setting of Listed Buildings) and EH1 (Conservation Areas) of the South Somerset Local Plan (Adopted April 2006).

SUBJECT TO THE FOLLOWING:

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 development hereby permitted shall not be commenced until particulars of the materials (including the provision of samples where appropriate) to be used for the roofs have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to comply with Policy ST6 of the South Somerset Local Plan (Adopted April 2006).
