

Area North Committee – 26 March 2014

Officer Report On Planning Application: 14/00327/FUL

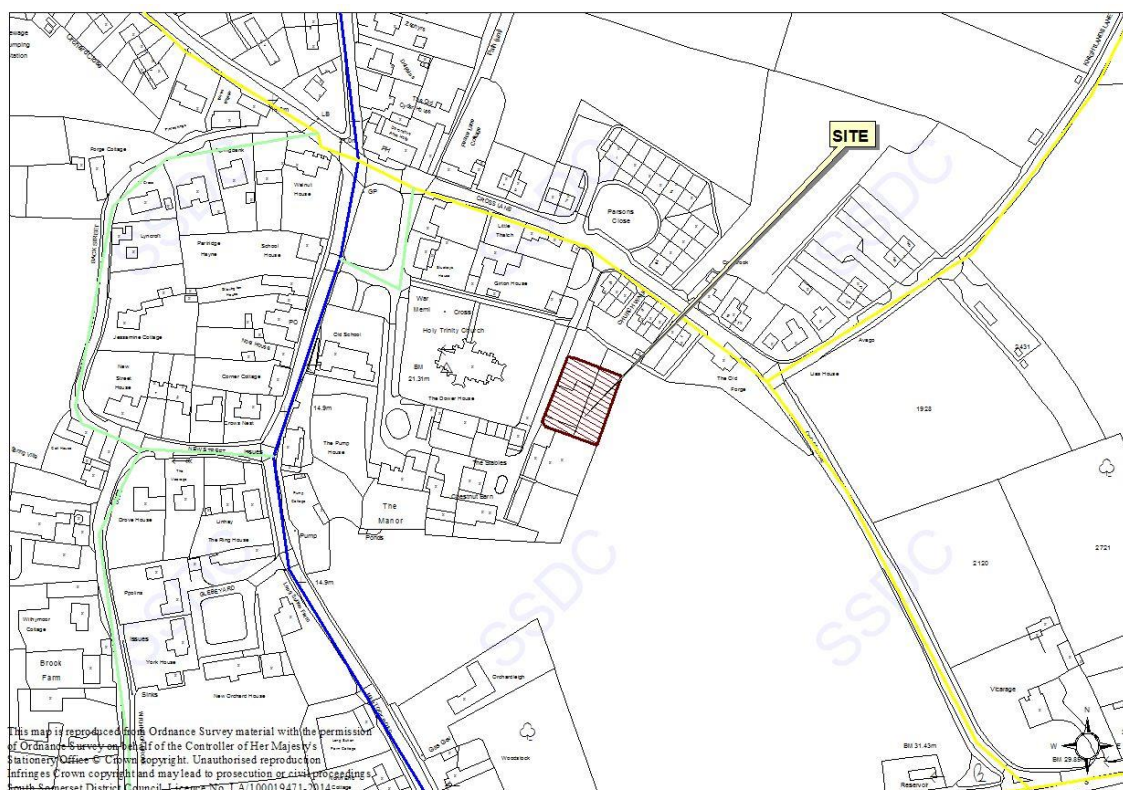
Proposal :	Proposed erection of single storey detached double garage (GR: 347007/125284)
Site Address:	Land Off Cross Lane, Long Sutton, Langport.
Parish:	Long Sutton
TURN HILL Ward (SSDC Member)	Cllr Shane Pledger
Recommending Case Officer:	Alex Skidmore Tel: 01935 462430 Email: alex.skidmore@southsomerset.gov.uk
Target date :	26th March 2014
Applicant :	Mr S Pledger
Agent: (no agent if blank)	Mr Francesco Della Valle, Lake View, The Maltings, Charlton Estate, Shepton Mallet BA4 5QE
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO AREA NORTH COMMITTEE

The applicant is an elected councillor of this council.

SITE DESCRIPTION AND PROPOSAL





This application is seeking the erection of a single storey detached garage, to be constructed from timber boarding and reclaimed slate, for use in association with the new dwelling currently under construction on this site.

The application site is a small parcel of land located beyond any development area and within a designated conservation area and adjacent to a Grade I listed church and Grade II* and Grade II listed buildings at Manor Farm to the south. The site is also within an area of high archaeological importance. Access to the site is via a private road leading off Cross Lane to the north which is shared with the residential development at Manor Farm to the south. A public footpath passes close to the rear boundary of the site. The shell of the approved dwelling is now substantially complete.

HISTORY

13/04313/S73A: Application to vary condition 2 of planning permission 12/01461/FUL for the substitution of approved plans to allow alterations to openings on the southwest elevation and the installation of roof lights on the rear roof slope. Permitted.

12/01461/FUL: Erection of a detached dwelling and associated access. Permitted.

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.

The development plan comprises the South Somerset Local Plan and the policies of most relevance to the proposal are:

ST3 - Development Areas
 ST5 - General Principles of Development
 ST6 - The Quality of Development
 EH1 - Conservation Areas
 EH5 - Development Proposals Affecting the Setting of Listed Buildings
 EC3 - Landscape Character
 TP7 - Parking Provision in Residential Areas

National Planning Policy Framework:

Part 4 - Promoting sustainable transport

Part 6 - Delivering a wide choice of high quality homes

Part 7 - Requiring good design

Part 10 - Meeting the challenge of climate change, flooding and coastal change

Part 11 - Conserving and enhancing the natural environment

Part 12 - Conserving and enhancing the historic environment

CONSULTATIONS

Long Sutton Parish Council: Support the application, subject to the use of natural stone of a type and mortar mix to match the existing dwelling.

County Highway: Referred to their standing advice which sets out a minimum parking requirement of 3.5 spaces.

Conservation: (Latest comments) Following the revisions I have no objection.

(Original comments) As you will recall we had concerns over the original proposal with regard to the views into and from the countryside and the setting of the church. This proposal may prove acceptable but I would seek a reduction in the overall height of the garage as well as its eaves and the door heads to be amended in their design so that they are flat rather than arched.

English Heritage: The application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice.

Archaeology: No objections.

REPRESENTATIONS

None.

CONSIDERATIONS

This application is seeking planning permission for the erection of a detached double garage in association with the new dwelling (approved under applications 12/01461/FUL and 13/04313/S73A) which is nearing completion on the site.

The application site backs on to open countryside and lies immediately to the east of Holy Trinity Church, a Grade I listed building, with the Grade II* and Grade II listed buildings of Manor Farm to the south and is also located within a conservation area.

The conservation officer initially raised some concerns in relation to the height of the proposed garage and the shape of the door heads of the vehicular openings. In

response to these comments the applicant has amended the scheme to address these concerns and the conservation officer has confirmed that he is now satisfied with the proposal.

It is noted that the Parish Council has requested the garage be constructed from natural stone to match the house rather than the timber boarding proposed. The house has been designed to emulate the characteristics of a converted tithe barn and it is not considered that the use of natural stone is essential to the acceptability of this scheme. Rather a different material will help to break up the overall massing of built form on this site and will assist in the impression of a new addition to a former conversion scheme. In all other respects the garage is considered to be acceptable visually and to raise no new issues with regard to the setting of the conservation area or the adjacent listed buildings.

Given the relatively modest single-storey scale of this building and its position away from any neighbouring properties the proposed garage raises no substantive residential amenity concerns.

It is noted that the level of parking to be provided complies with the highway authority's standing advice and the proposal therefore raises no highway safety issues.

For the reasons set out above, the proposed development is considered to respect the semi-rural and historic setting of the conservation area and adjacent listed buildings, to cause no demonstrable harm to residential amenity or substantive highway safety concerns. On this basis the development accords with the aims and objectives of the NPPF and Policies ST5, ST6, EH1 and EH5 of the South Somerset Local Plan and is therefore recommended for approval.

RECOMMENDATION

Grant permission for the following reason:

The proposed outbuilding, due to its scale, design and materials, respects the semi-rural and historic setting of the conservation area and adjacent listed buildings, causes no demonstrable harm to residential amenity and will not be prejudicial to highway safety and is therefore considered to be in accordance with the aims and objectives of the National Planning Policy Framework and Policies ST5, ST6, EH1 and EH5 of the South Somerset Local Plan.

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 be carried out in accordance with the following approved plan drawing numbered F1158_102F received 10/03/2014.

Reason: For the avoidance of doubt and in the interests of proper planning.

03. The materials to be used in the construction of the external surfaces of the development hereby permitted, as well as their finish, shall match the details set out on approved drawing numbered F1158/102, unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the character and setting of the conservation area and setting of the adjacent listed buildings in accordance with Policies EH1 and EH5 of the South Somerset Local Plan.
