

OFFICER: Steven Banks (01935) 462119 [Item 4]
APPL.NO: 07/02592/FUL APPLICATION TYPE: Full Application
PARISH: Buckland St Mary WARD: BLACKDOWN
DESCRIPTION: Partial rebuild of redundant stone building and replacement of sub-standard outbuilding to form a home office ancillary to the use of Greenacre Cottage. (GR 326545 / 115187)
LOCATION: Greenacre Cottage Blackwater Road Buckland St Mary Chard Somerset TA20 3LE
APPLICANT: Linus Surguy
AGENT: Wiebke Rietz Reed Holland Associates Bridge House 14 Bridge Street Taunton TA1 1UB
DATE ACCEPTED: 29 June 2007

REASON FOR REFERRAL TO COMMITTEE:

The application was deferred at the September 2007 Committee for further information.

SITE DESCRIPTION AND PROPOSAL:



This application involves the partial rebuild of a redundant stone building and the replacement of a sub-standard out-building to form a home office ancillary to the use of Greenacre Cottage.

The proposal consists of a general office, server room, meeting area and a covered area. The general office and server room measures 9.25m x 6.2m and the meeting area and covered area measures 4.7m x 11.8m.

The building is located to the south east of Greenacre Cottage.

HISTORY:

01/01147/FUL - Erection of a ground floor and first floor extension - Application conditionally approved 28/06/2001

951083 - Erection of a two storey extension to dwelling - Application conditionally approved 11/07/1995

940111 - The erection of a double garage - Application conditionally approved 03/03/1994

892388 - Erection of a boundary wall and replacement double garage - Application conditionally approved 29/11/1989

890930 - Northern extension conditionally approved 31/05/1989

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:

VIS2 - Principles for future development

EN 4 - Quality in the Built Environment

SS19 - Rural Areas

Somerset and Exmoor National Park Joint Structure Plan

Policy STR1 - Sustainable Development.

Policy STR6 - Development Outside Towns, Rural Centres and Villages

Policy 49 - Transport Requirements of New Development

South Somerset Local Plan (Adopted April 2006)

ST5 - General Principles of Development

ST6 - The Quality of Development

ST3 - Development Areas

EC2 - Areas of Outstanding Natural Beauty

EC3 - Landscape Character

EH7 - The Conversion of Buildings in the Countryside

PPS 7 - Sustainable Development in Rural Areas

CONSULTATIONS:

Parish Council:

Support with the condition that it is 'tied' to the main dwelling.

County Highways:

If the proposed accommodation was for ancillary purposes then the Highway Authority would raise no objection to the proposal. However if the proposal was for Holiday let style accommodation encouraging additional vehicles to the site then the Highway Authority would raise concerns regarding the safety of the means of access to the site and would possibly recommend refusal.

Area Engineer:

No comment.

Landscape Officer:

The application is acceptable.

Neighbours

No response.

CONSIDERATIONS:

It should be noted that this application previously went to Committee and was deferred. At Committee, questions were raised regarding the position of the residential curtilage and where the red line, which shows the application site, should be positioned, the description of the proposal and the size of the proposal. Since Committee the proposal description has been clarified and is now acceptable. The description now reads: Partial rebuild of redundant stone building and replacement of sub-standard outbuilding to form a home office ancillary to the use of Greenacre Cottage. There is no reference to a barn conversion because this is not the case. The red line originally encompassed an area where concern was expressed over the use of the land being either residential or agricultural. The red line now follows a strict established residential curtilage. The building has also been reduced in size, which is now acceptable. The proposal consists of a general office, server room, meeting area and a covered area. The general office and server room measures 9.25m x 6.2m and the meeting area and covered area measures 4.7m x 11.8m. Therefore the revised proposal measures 112.81 square metres. The original proposal measured 163.34 square metres.

The key considerations with this application are visual amenity, residential amenity and the impact on the AONB.

In terms of visual amenity the proposal by reason of its appropriate size and sympathetic design preserves the character and setting of the AONB.

The proposal would not result in an erosion of the countryside by virtue of domestic expansion into agricultural land due to an appropriately drawn red line following residential curtilage.

Due to the positioning of the windows in the proposal and a sufficient level of screening on the boundary there will not be any overlooking effect. The proposal will not lead to any overshadowing or overbearing issues due to the sufficient distance between the proposal and any neighbouring dwelling.

Therefore the application is recommended for approval due to the above considerations.

RECOMMENDATION:

Application permitted with conditions

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 VIS2, EN4 and SS19 of the Regional Spatial Strategy, policy STR1, STR6, and 49 of the Somerset and Exmoor National Park Joint Structure Plan and policy EC2, EC3, EH7, ST5 and ST6 of the South Somerset Local Plan (Adopted April 2006) and PPS7.

1. 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.

2. 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).

3. The development hereby approved shall be used solely in connection with the use of the existing house Greenacre Cottage and shall not at any time be used as a separate unit of accommodation.

Reason: An independent unit would be contrary to policy ST3 of the South Somerset Local Plan (Adopted 2006).

4. 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 further extensions to the development hereby permitted without the prior express grant of planning permission.

Reason: To safeguard the rural character of the area in accordance with Policy ST6 of the South Somerset Local Plan (Adopted April 2006).

5. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted plans and specification as amended by drawing number 06.94.01A and 06.94.05A date stamped 20 December 2007.

Reason: For the avoidance of doubt as to the development authorised as the submitted proposal has been amended.
