

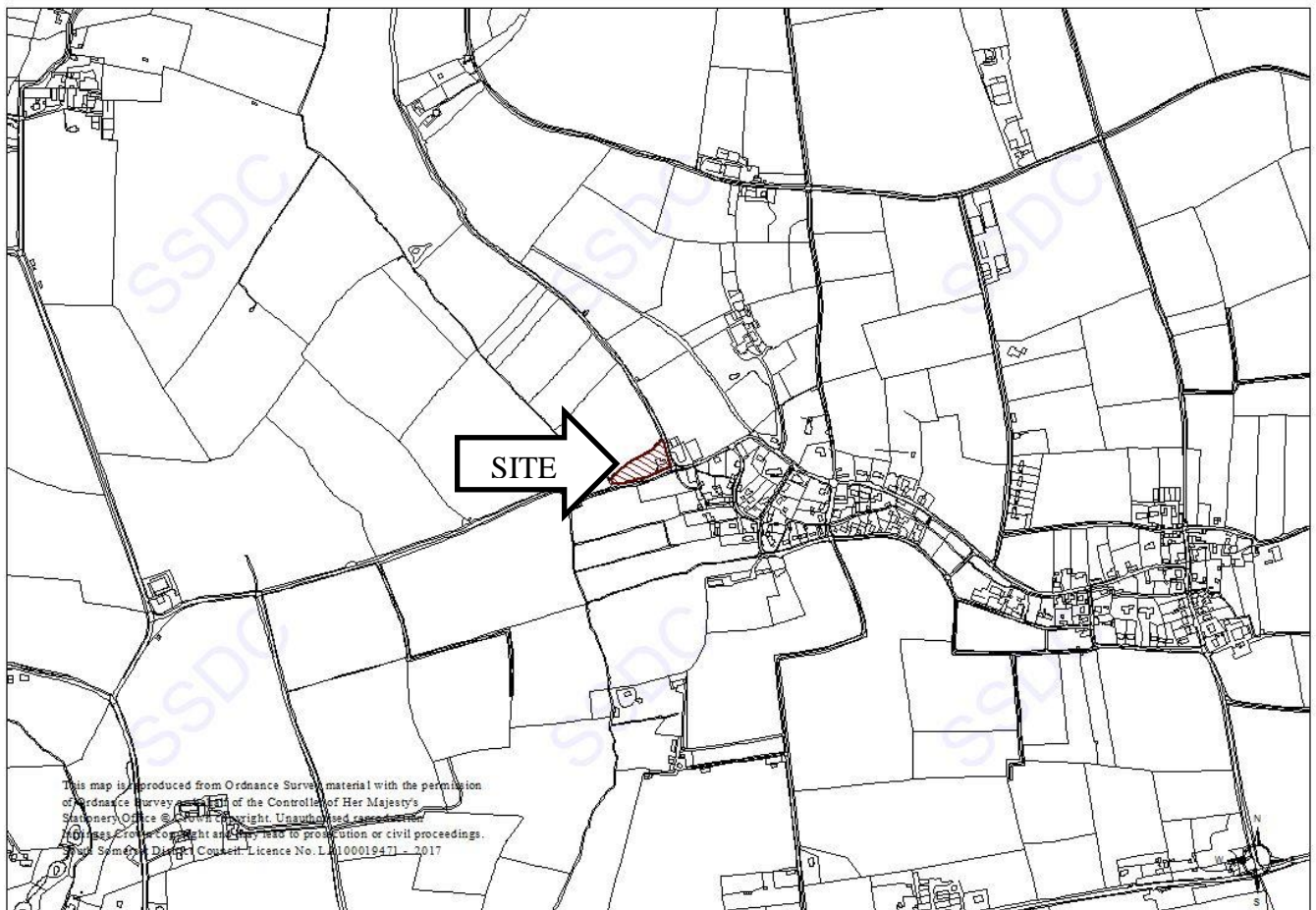
Officer Report On Planning Application: 17/00112/FUL

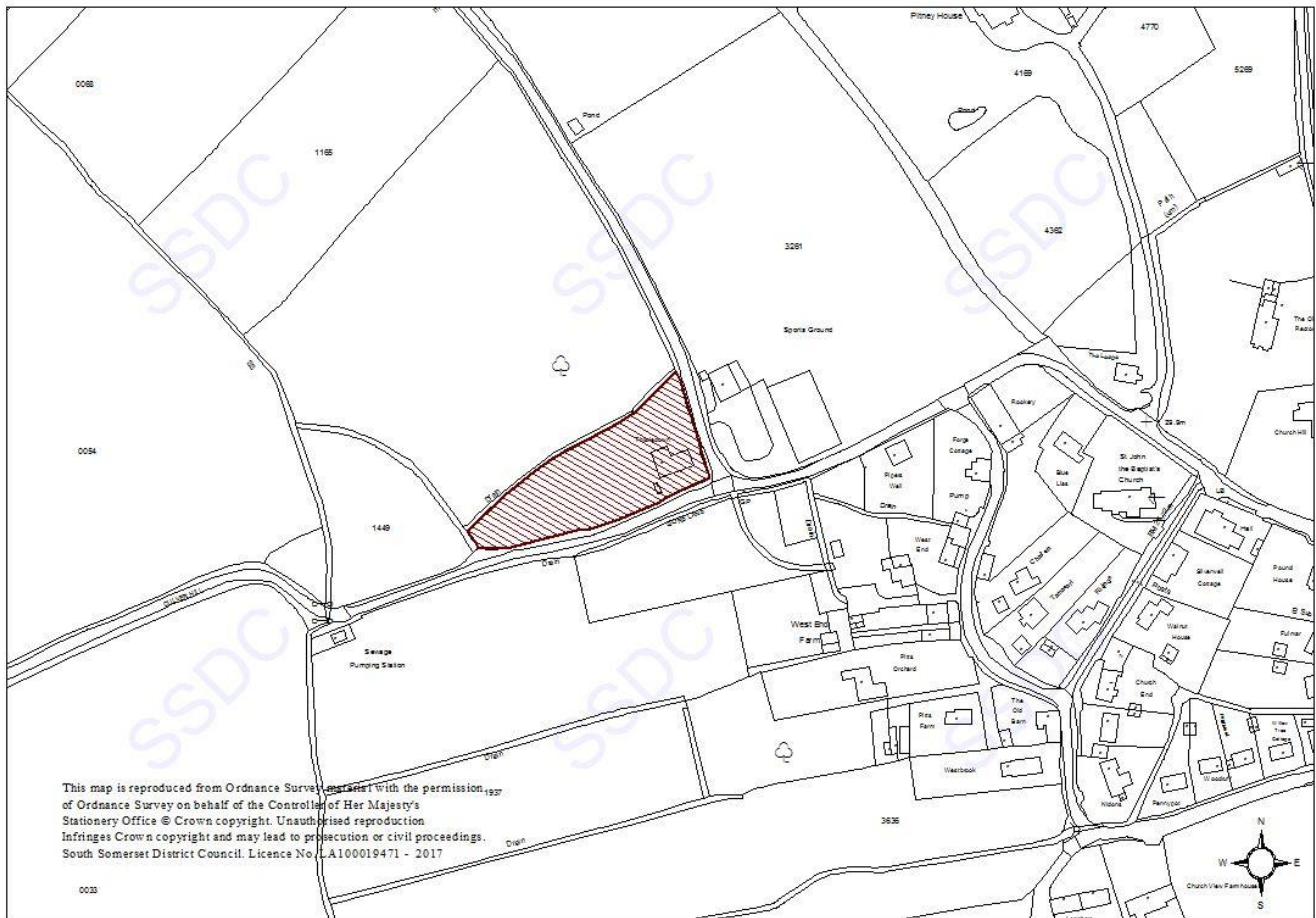
Proposal :	Demolition of existing garage and sheds and the erection of a new garage.
Site Address:	Thistledown, Gore Lane, Pitney.
Parish:	Pitney
TURN HILL Ward (SSDC Member)	Cllr Gerard Tucker
Recommending Case Officer:	Lee Walton Tel: (01935) 462324 Email: lee.walton@southsomerset.gov.uk
Target date :	1st March 2017
Applicant :	Mr M Payne
Agent: (no agent if blank)	
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

This application is referred to Area Committee in accordance with the council's scheme of delegation on the basis of the applicant being a council employee who has an input in to the development process.

SITE DESCRIPTION AND PROPOSAL





The application site is located in the countryside beyond development limits. The dwelling is single storey that lays adjacent to the road junction, across the lane from the village sports ground.

There are several timber buildings stood at the south east corner of the dwelling that are to be removed and replaced by a new purpose built garage measuring 6.1m by 4.9m with eaves 2.2m and ridge 3.7m above ground level. The site is forward of the dwelling to the highway requiring planning permission.

RELEVANT HISTORY

861122 - The erection of an extension to bungalow, Approved.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF state that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that the adopted development plan comprises the policies of the South Somerset Local Plan 2006 2028 (adopted March 2015).

Policies of the South Somerset Local Plan (2006-2028)
EQ2 - General development

Regard shall also be had to:
National Planning Policy Framework (March 2012):
Chapter 7 - Requiring Good Design

National Planning Policy Guidance

Other Relevant Documents
Somerset Highways Standing Advice - June 2015.

CONSULTATIONS

Pitney Parish Council - The plans were circulated and there were no comments.

County Highway Authority - Standing advice applies.

SSDC Highway Consultant - No highway issues - no objection.

REPRESENTATIONS

None

CONSIDERATIONS

As a householder application the principle of development is accepted. Accordingly the main considerations include character and appearance, highway safety and neighbour amenity.

Character and Appearance: The scale and position of the proposed garage is considered respects the location and relates well to the existing single storey dwelling. There is no detrimental impact in terms of character and visual appearance that arises from the proposal.

Highway Safety: There are no highway safety matters raised by the proposal.

Neighbour Amenity: It is considered that the proposal would not unacceptably harm the residential amenity of occupiers of adjacent properties by disturbing, interfering with or overlooking such properties.

RECOMMENDATION

APPROVE

01. The proposed garage is of a scale and relationship to the main dwelling without detriment in terms of visual amenity, character and appearance, highway safety and without neighbour concerns so accords with policy EQ2 of the South Somerset Local Plan 2006- 2028.

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 plans: Location Plan, Garage plan and elevation plan received 4 January 2017.

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