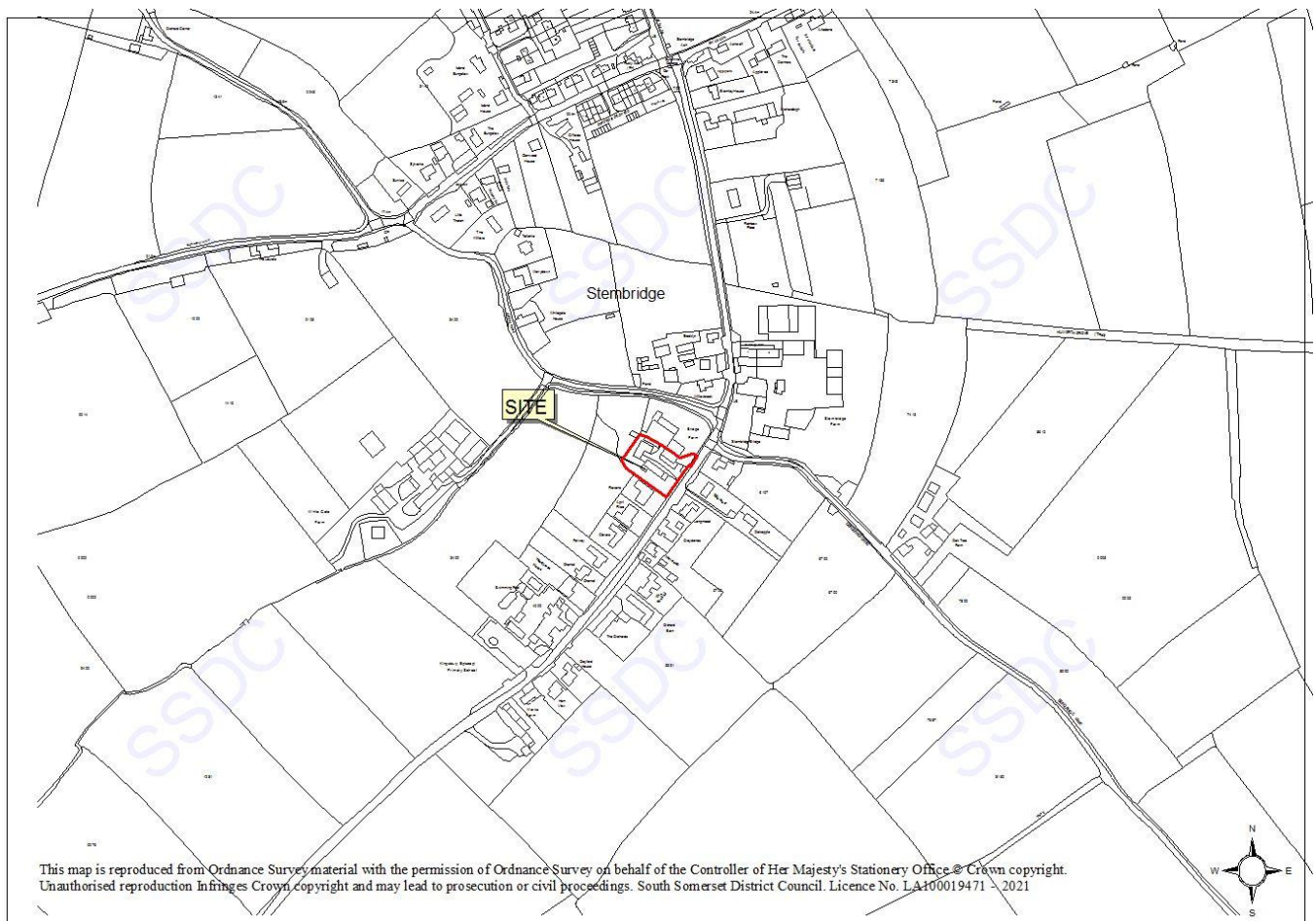


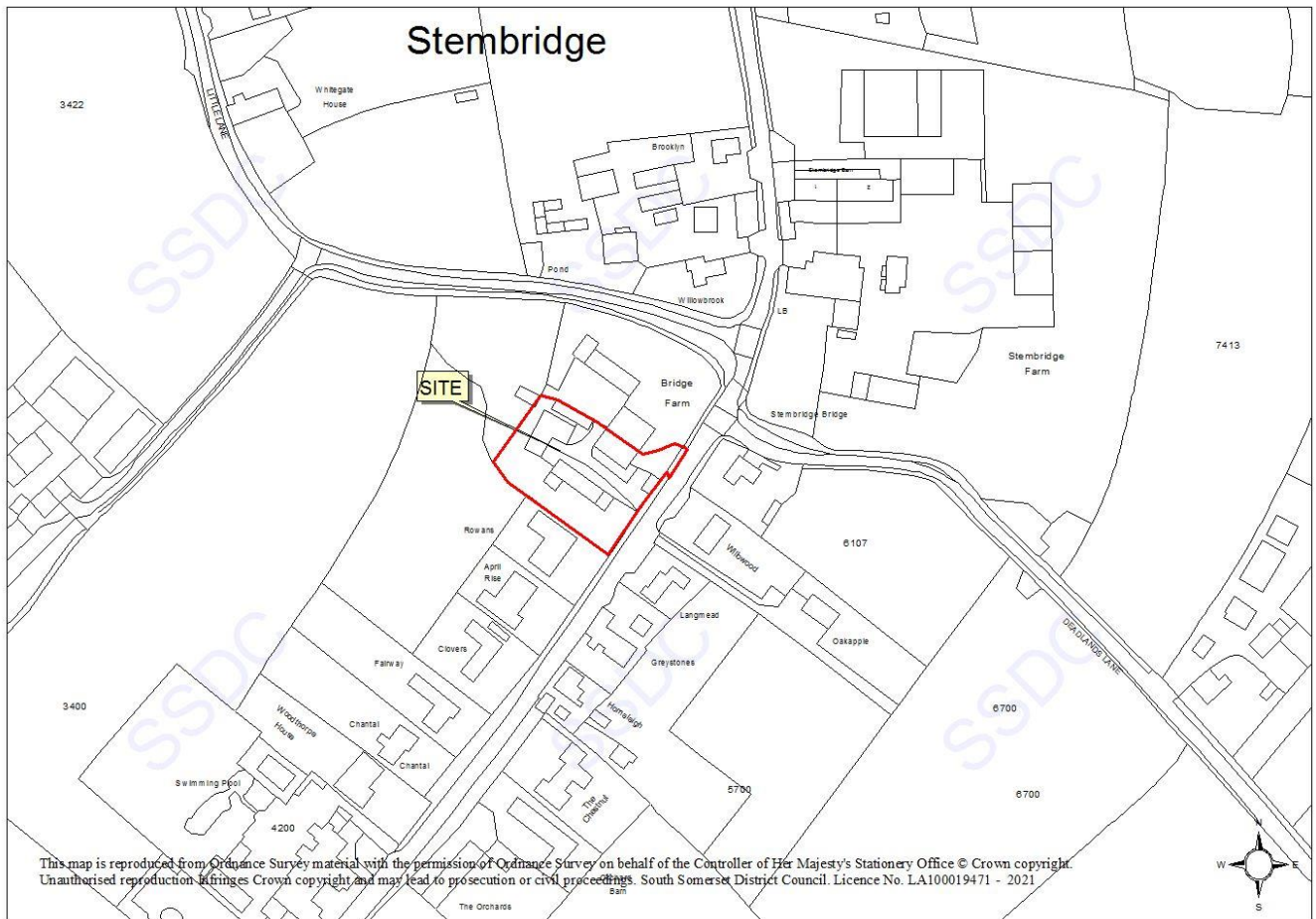
## Officer Report On Planning Application: 20/03416/HOU

<b>Proposal :</b>	Replacement of outbuilding with carport and home office.
<b>Site Address:</b>	Tuppence House, New Cross Hill, Stembridge.
<b>Parish:</b>	Kingsbury Episcopi
<b>BURROW HILL Ward (SSDC Member)</b>	Cllr Mike Stanton
<b>Recommending Case Officer:</b>	Stanley Norris (Specialist)
<b>Target date :</b>	21st January 2021
<b>Applicant :</b>	Paul and Hall
<b>Agent: (no agent if blank)</b>	Mr Duncan Pyle, Bank Chambers, Cheapside, Langport, TA10 9PD
<b>Application Type :</b>	Other Householder - not a Change of Use

### REASON FOR REFERRAL TO COMMITTEE

Under the councils scheme of delegation, this application is required to be put before the Area North Committee as the applicant is an elected member.





## PROPOSAL

Demolition of existing outbuilding and erection of a carport with home office above. The proposed outbuilding would be 10 metres in width, 6.5 metres deep with a ridge height of 5.99 metres.

## CONSULTATIONS

**SSDC Highways:** No highways issues - no objection, assuming the home office would be used by the applicants only.

**Highways Authority:** No observations.

**Kingsbury Episcopi Parish Council:** Support the application.

## REPRESENTATIONS

One letter of objection recorded-

'I object to the development on the grounds of the old building, known as the dairy, should have been dismantled before the barn was restored, and a visibility splay should have been constructed, before the barn known as Tuppence House was restored, also in the planning condition set down originally when the barn was converted, states nothing should be built beyond the end of the barn facing the road. The location of the Laurel hedge and fence is standing in the wrong area, as this is where the visibility splay should be (The sight layout can be seen on the application in 2012) However the plans submitted are as the site is now, which doesn't take into account the visibility splay that should have been constructed. Also the boundary hedge and fence should stand no higher than 900mm, and should have been planted with hedging local to the area. It is essential that the visibility splay is constructed for the safety of traffic i.e. tractors etc. leaving this entrance which is in the path of oncoming traffic, especially as the school is nearby. A final point, in the condition of sale, which prohibits a business being run from

this property, makes 2 question spring to mind. Why is there a need for an office? And secondly, why does the building need to be 2 storey?'

## **MAIN LOCAL PLAN POLICIES/ GUIDANCE GIVEN CONSIDERED**

- Local Plan - SD1, EQ2, EQ3, EQ4, TA5, TA6.
- NPPF Chapter 2, 12, 15, 16.
- Planning Practice Guidance.
- Somerset County Council Parking Strategy (September 2013) and Standing Advice (June 2017)

## **NEIGHBOURHOOD PLAN**

n/a

## **OFFICER CONSIDERATION**

- The proposed development has been assessed against the development plan and other material considerations are taken into account. It is considered the proposal is of an appropriately high quality design, takes account of the local context and preserves or enhances character and appearance of the area.
- The proposal represents a sizable addition forward of the principle elevation. The proposal is however to be constructed in traditional materials and would be located behind an existing mature hedge. From the public realm all that would be viewable would be a small section of a timber clad wall and a traditional tiled roof. It is not considered the erection would have a harmful impact on the streetscene or the wider context of the village.
- The proposed home office would be used ancillary to the main dwelling and would be conditioned accordingly. Any fragmentation of the unit as a separate business premise would be a breach of planning.
- Notwithstanding the objection made on the basis of a lack of visibility splays, both the Highway Authority and the SSDC Highways Consultant have looked at the application and neither have raised any objection.
- Although the county ecologist has not provided a response, the applicant has submitted a protected species survey. The recommendations included within the report undertaken by Country Contracts will be condition accordingly.
- Overall, the proposal's design, materials, scale and relationship with its surroundings and layout is deemed to be acceptable in accordance with Policy EQ2 and EQ3 of the South Somerset Local Plan.

## **RECOMMENDATION**

Approval

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, Highways safety or protected species, in accordance with the aims and objectives of Policies SD1, EQ2, EQ3, EQ4, TA5 and TA6 of the South Somerset Local Plan (2006-28) and the provisions of the National Planning Policy Framework 2019.

## **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 reference:

- 673(PL)01A Location and Site Plans,
- 673(PL)02- Proposed building,
- Design & Access Statement,

and the external surfaces of the development shall be of materials as indicated in the application form and no other materials shall be used without the prior written consent of the local planning authority.

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

03. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) the outbuilding hereby permitted shall only be used for purposes ancillary to the main dwellinghouse.

Reason: In the interests of residential amenity and highway safety and to comply with Policies EQ2 and TA5 of the South Somerset Local Plan 2006 -28.

04. The recommendations outlined in the Protected Species Survey submitted by Country Contracts shall be implemented prior to the first use of the outbuilding hereby approved.

Reason: In the interest of Biodiversity in line with Policy EQ4 of the South Somerset Local Plan.

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