

## **Officer Report On Planning Application: 20/03082/FUL**

<b>Proposal :</b>	The change of use and extension to building to form a single larger holiday let or rental rather than two one-bedroom units.
<b>Site Address:</b>	The Stables 1 Holywell Hollow Holywell
<b>Parish:</b>	West Coker
<b>COKER Ward (SSDC Member)</b>	Cllr G Seaton Cllr N Clark
<b>Recommending Case Officer:</b>	Linda Hayden (Specialist) Tel: 01935 462534 Email: linda.hayden@southsomerset.gov.uk
<b>Target date :</b>	27th April 2021
<b>Applicant :</b>	Mr Peter Gubbins
<b>Agent: (no agent if blank)</b>	David Parkin 8 Mabry Way Seaton Devon EX12 2FJ
<b>Application Type :</b>	Minor Dwellings 1-9 site less than 1ha

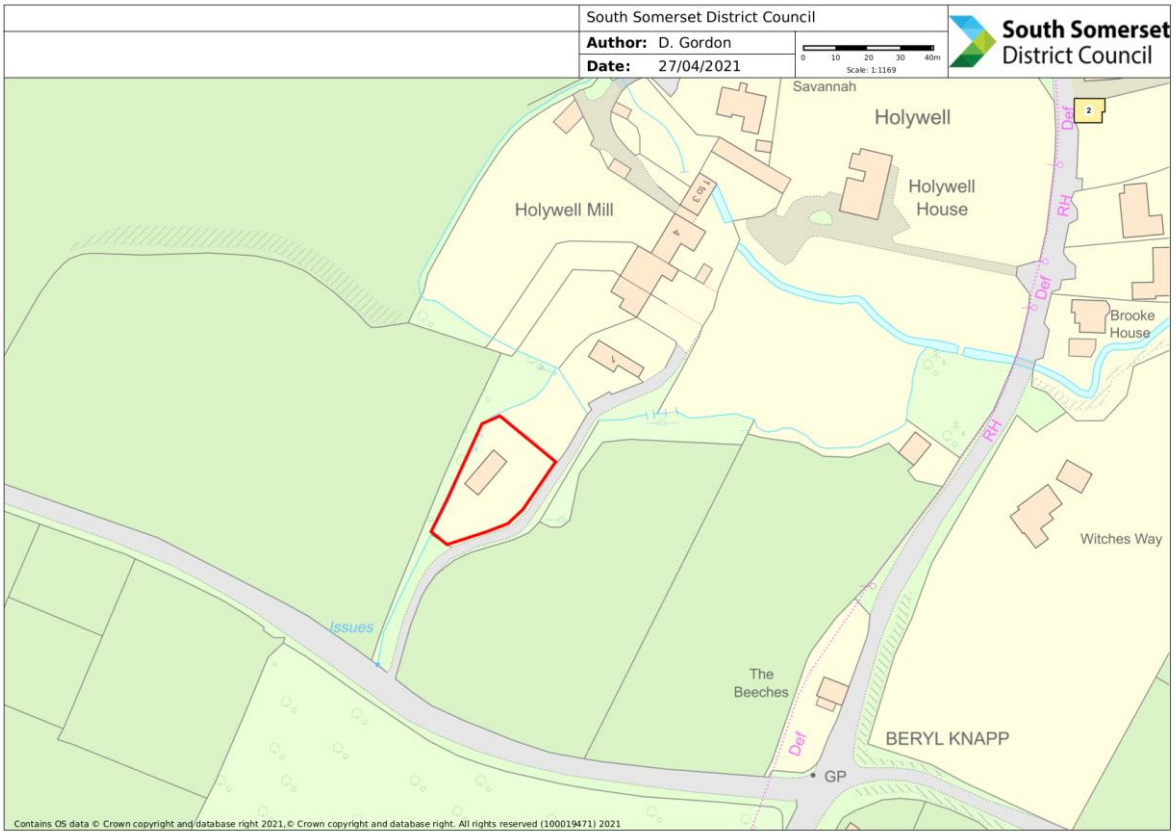
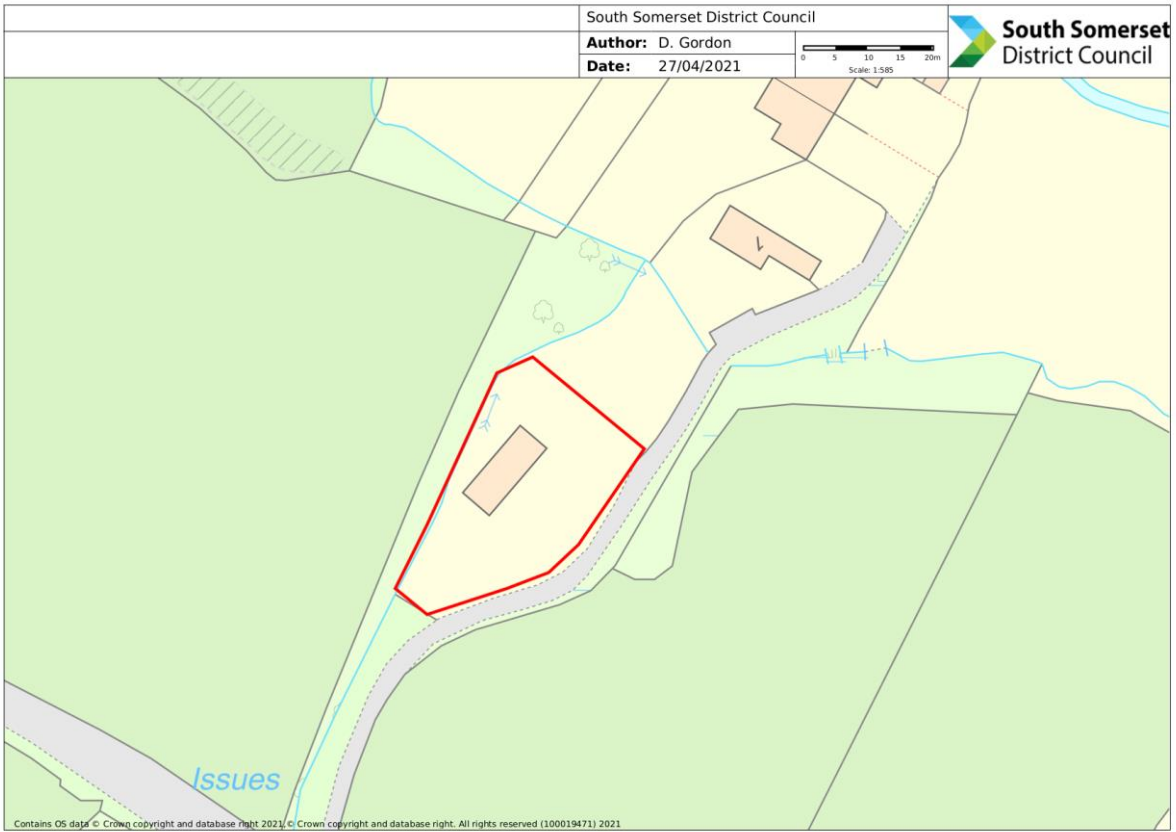
### **REASON FOR REFERRAL TO COMMITTEE**

This application is referred to the Committee as the applicant is an elected Member of South Somerset District Council.

### **SITE DESCRIPTION AND PROPOSAL**

The application relates to a single storey former stables building that has been partially converted with one single unit of holiday accommodation but has consent for a further unit (05/00337/FUL). The building is situated to the south of the main dwelling, 1 Holywell Hollow to the west of West Coker. The building which is constructed in reconstituted stone with a double Roman tiled roof occupies a relatively generous plot and is mostly surrounded by open fields. Parking is provided to the front of the property and there is a small lane running alongside the unit which accesses onto Halves Lane.

The application proposes that the entire building be converted into a single unit of holiday accommodation with a front extension to provide a living room for the enlarged unit. The existing building measures 65m<sup>2</sup> with the proposed extension being 25m<sup>2</sup>. The existing building will be finished in render with the proposed extension to be timber clad with a matching tiled roof.



## **HISTORY**

14/05660/S73 - Application to remove planning condition 2 (time limits) of approval 05/00337/FUL. Conditional approval 05/02/2015

05/00337/FUL - The conversion of existing stables into two units of accommodation for holiday let. Conditional approval 07/04/2005

01/02450/FUL - The erection of a stable block. Conditional approval 06/02/2002

## **POLICY**

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, and 12 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise  
South Somerset Local Plan (2006 - 2028)

On the 5th March 2015 this new local plan was adopted and constitutes the development plan. The most relevant policies are:-

SD1 - Sustainable Development  
SS1 - Settlement Strategy  
SS2 Rural Settlements  
TA1 Low Carbon Travel  
TA5 - Transport Impact of New Development  
TA6 - Parking Standards  
EP8 - New and Enhanced Tourist Facilities  
EQ1 Addressing Climate Change in South Somerset  
EQ2 - General Development  
EQ4 - Biodiversity  
EQ5 - Green Infrastructure

### National Planning Policy Framework

Chapter 2 - Achieving sustainable development  
Chapter 4 - Decision-making  
Chapter 5 - Delivering a sufficient supply of homes  
Chapter 6 - Building a strong competitive economy  
Chapter 8 - Promoting healthy and safe communities  
Chapter 9 - Promoting sustainable transport  
Chapter 12 - Achieving well-designed places  
Chapter 14 - Meeting the challenge of climate change, flooding and coastal change  
Chapter 15 - Conserving and enhancing the natural environment

### National Planning Practice Guidance

Design  
Natural Environment

### Other Relevant Documents

Somerset County Council Parking Strategy (SPS) (September 2013) and Standing Advice (June 2017)

National Design Guide 2019

## **CONSULTATIONS**

### West Coker Parish Council:

No comments received at time of report writing. Meeting to take place on 6th May 2021 so comments will be reported at the meeting.

### Highways Consultant (SSDC):

*'The application submission is a little confusing in that the title of the application states that the proposal seeks permission to extend an existing building to create one large holiday let as opposed to the two existing one-bedroomed units, whereas the DAS mentions that a single dwelling would be created (i.e., an open market dwelling). I assume the application seeks permission for the former of the two above scenarios, i.e., to create one large holiday unit, and if this is the case, I agree that the development proposal would not generate any more traffic than that which could be generated by the existing one-bed units. The provision of three off-road car parking spaces would be appropriate.'*

(Officer Note: The issue of the nature of the application has been clarified by the agent and it has been confirmed that the application is as set out within the application form and upon the 'Description of Development' referred to within the consultations and neighbour letters. As such, the application is for holiday let accommodation, it is not for a standalone residential unit).

### County Highway Authority:

Advised that Standing Advice is applicable in this instance.

### Natural England

No comments.

## **REPRESENTATIONS**

None received at time of report writing. Any comments will be reported at the meeting.

## **CONSIDERATIONS**

### Principle of Development

The building already benefits from planning permission for conversion to holiday lets and the permission has been part implemented to allow for the creation of a single unit of holiday accommodation. The current application proposes that the entire building be converted into a single unit of holiday accommodation with an extension to provide a living room for the enlarged unit.

Policy EP8 of the South Somerset Local Plan 2006-2028 supports the provision of new and enhanced tourist facilities and given that a holiday use has already been established within the building it is considered that the proposal can be supported 'in principle'.

### Scale and appearance/ Impact on character of area

The proposed extension, whilst relatively large, is considered to be an appropriate addition to building and will be finished in timber cladding in order to ensure it does not appear overly dominant in relation

to the main dwelling.

In terms of the potential impact upon the character of the area, the building occupies a relatively isolated location at some distance from the main dwelling and surrounded by open fields but with a very mature boundary hedge. Given the existing mature hedgerow that surrounds the plot, the size of the extension and the proposed materials it is not considered that the proposal will result in any significant harm to the character of the area.

The proposal is therefore considered to be in accordance with Policy EQ2 of the South Somerset Local Plan 2006-2028.

### Highways and parking

SCC Highways have referred to standing advice.

SSDC Highways Consultant has advised that the proposed unit would not generate any more traffic than that which could be generated by the existing one-bed units and that the provision of three off-road car parking spaces would be appropriate. Given that the permission for the holiday units was granted some time ago and did not include provision of an electric charging point it is considered that it would now be appropriate to require such provision.

The proposal is therefore considered to be in accordance with Policies TA5 and TA6 of the South Somerset Local Plan 2006-2028.

### Residential Amenity

The site is at such a distance from any neighbouring properties as to ensure there would be no impact upon residential amenity from the proposal.

### Phosphates and ecology

Given that this unit already has a unit of holiday accommodation with permission for a further unit the creation of a larger single unit of accommodation is not considered to result in an increase in phosphate loading. Natural England has no comments to make on the application and as such it is not considered that a Habitat Regulations Assessment is required in this case.

In terms of impact upon ecology at the site, this is an existing unit with no evidence of wildlife being present, as such, it is not considered that the proposal will adversely impact upon ecological assets. The application advises that nesting boxes will be affixed to the gable ends and this can be secured via a condition.

The proposal is therefore considered to be in accordance with Policy EQ4 of the South Somerset Local Plan 2006-2028.

### Conclusion

This proposal will allow for the creation of a larger single unit of holiday let accommodation without detriment to the character of the area, residential amenity, highway safety and ecology and is therefore considered to comply with the relevant policies within the South Somerset Local Plan 2006-2028 and the aims and objectives of the NPPF.

## **RECOMMENDATION**

Approve

01. The proposal by reason of size, scale and materials, is acceptable as it respects the character of the site and its surroundings, and has no detrimental impact on local or wider ecology, residential amenity or highway safety. As such, the proposed development is considered to accord with the aims and objectives of policies SD1, TA1, TA5, TA6, EQ2 and EQ4 of the South Somerset Local Plan and the aims and objectives of the NPPF.

### **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:

Drawing No.'s 3831/20/5, 3831/20/4a, 3831/20/3a

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

03. No work shall be carried out to render the existing walls or erect any walls or roofs unless 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 development shall take place in accordance with the approved details.

Reason: In the interests of visual amenity and in accordance with policy EQ2 of the South Somerset Local Plan 2006-2028.

04. (i) The occupation of the holiday accommodation hereby permitted shall be restricted to bona fide holidaymakers;

(ii) The holiday accommodation shall not be occupied as a person's sole, or main place of residence;

(iii) A register of holidaymakers shall be kept and made available for inspection by an authorised officer of the Local Planning Authority at all reasonable times.

Reason: To ensure that the approved holiday accommodation is not used for unauthorised permanent residential occupation, in accordance with policy EP8 of the South Somerset Local Plan 2006-2028.

05. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking, re-enacting or modifying that Order), no development of the types described in the following Classes of Schedule 2 shall be undertaken without the express grant of planning permission, other than that expressly authorised by this permission:

(a) Part 1, Class A (enlargements, improvements or other alterations);

(b) Part 1, Class B (additions etc to the roof of a dwellinghouse);

(c) Part 1, Class C (other roof alterations);

(d) Part 1, Class D (porches)

(e) Part 1, Class E (buildings etc incidental to the enjoyment of a dwellinghouse)

Reason: In the interests of visual amenity and the character of the area in accordance with policy EQ2 of the South Somerset Local Plan 2006-2028.

06. The area allocated for parking on the submitted plan (Drawing No. 3831/20/5) shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety, in accordance with policy TA6 of the South Somerset Local Plan 2006-2028.

07. There shall be no obstruction to visibility greater than 900mm above adjoining road levels in advance of lines drawn 2.0 m back from the carriageway edge on the centreline of the access and extending to points on the nearside carriageway edge 70m either side of the access. Such visibility splays shall be maintained at all times.

Reason: In the interests of highway safety, in accordance with policy TA5 of the South Somerset Local Plan 2006-2028.

08. Any gates would need to be hung to open inwards and be set back a minimum distance of 4.5m from the adjoining carriageway edge.

Reason: In the interests of highway safety, in accordance with policy TA5 of the South Somerset Local Plan 2006-2028.

09. Prior to the occupation of the dwelling hereby permitted, one 16amp electric charging point, for electric vehicles, shall be provided adjacent to one of the parking spaces. Once installed such electric charging point shall be retained and maintained in working order, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the development is resilient and sustainable in accordance with Policy TA1 (Low Carbon Travel) of the adopted South Somerset Local Plan and the provisions of the NPPF.

10. The following will be integrated into the design of the building:
- a) A Beaumaris Woodstone maxi bat box or similar
  - b) One Vivra Pro Woodstone House Martin nests or similar

Photographs of the installed features will be submitted to the Local Planning Authority prior to first occupation of the converted building.

Reason: In accordance with Government policy for the enhancement of biodiversity within development as set out in paragraph 170(d) of the National Planning Policy Framework

#### **Informatives:**

01. The developers and their contractors are reminded of the legal protection afforded to bats and bat roosts under legislation including the Conservation of Habitats and Species Regulations 2017. In the unlikely event that bats are encountered during implementation of this permission it is recommended that works stop, and advice is sought from a suitably qualified, licensed and experienced ecologist at the earliest possible opportunity.

02. The developers are reminded of the legal protection afforded to nesting birds under the Wildlife and Countryside Act 1981 (as amended). In the unlikely event that nesting birds are encountered during implementation of this permission it is recommended that works stop until the young have fledged or then advice is sought from a suitably qualified and experienced ecologist at the earliest possible opportunity.