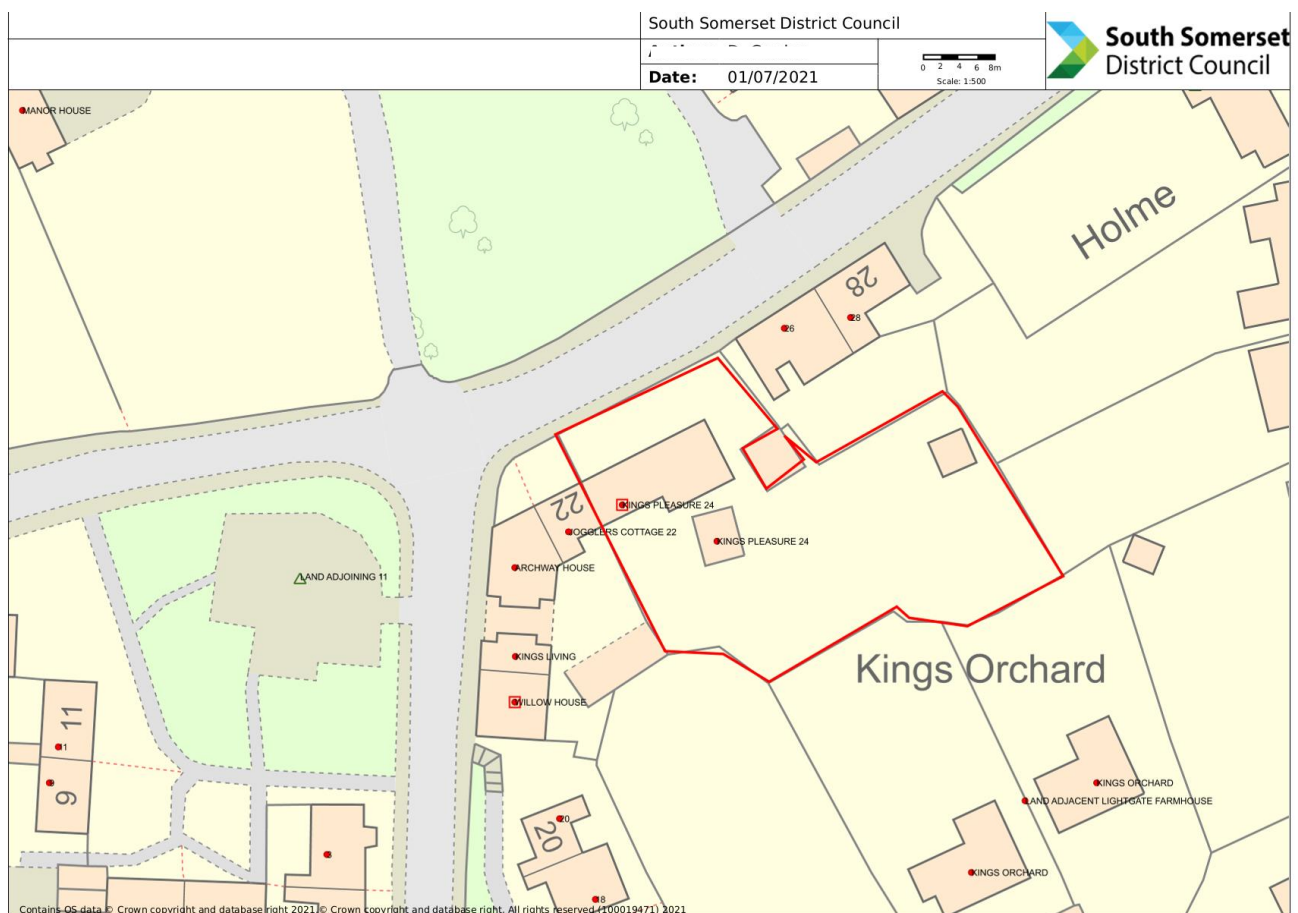


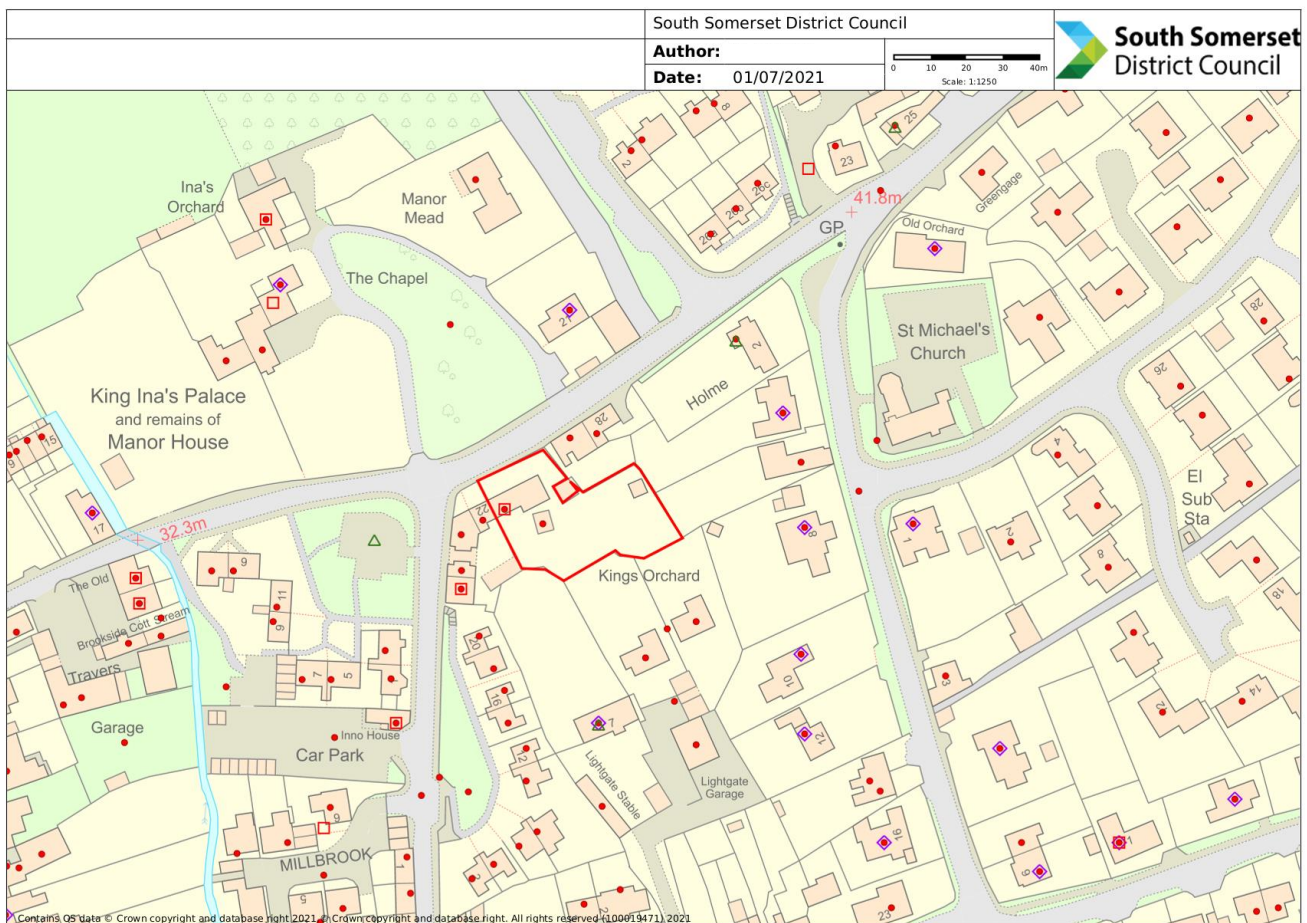
Officer Report on Planning Application: 21/01245/HOU

Proposal :	Greenhouse in upper part of garden
Site Address:	Kings Pleasure 24 Silver Street South Petherton
Parish:	South Petherton
SOUTH PETHERTON Ward (SSDC Members)	Cllr A Dance Cllr C Raikes
Recommending Case Officer:	David Alabi (Specialist) Tel: 01935 462279 Email: david.alabi@southsomerset.gov.uk
Target date :	8th June 2021
Applicant :	Mr Michael Stanton
Agent: (no agent if blank)	
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

The applicant is a member of the Council and therefore under Council procedures this application is to be heard at Committee to allow for full discussion in the public interest.





SITE DESCRIPTION AND PROPOSAL

The application property is a Grade II Listed two storey dwellinghouse situated off Silver Street and within the conservation area of South Petherton.

Planning permission is sought for the erection of a detached greenhouse located to the south eastern corner of the garden.

The garden extends to the rear of the property at a higher level and to the east behind a pair of semi-detached dwellinghouses fronting Silver Street which are separated from the application site by a mature hedge.

The proposed greenhouse will be of standardised glazed greenhouse design and appearance with a glazed pitched roof over. The greenhouse will measure approximately 2.5m x 2.5m with a height of 2.5m high.

HISTORY

- 17/0381/FUL - Erection of a summerhouse - Approved
- 03/00789/LBC - Internal alterations - Granted

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 decisions must be made in accordance with relevant Development Plan documents unless material considerations indicate otherwise.

Relevant Development Plan Documents

South Somerset Local Plan (2006-2028):

EQ2 - General Development
EQ3 - Historic Environment

National Guidance

National Planning Policy Framework (2019)

Chapter 12 - Achieving well-designed places
Chapter 16 - Conserving and enhancing the historic environment

National Planning Practice Guidance

- Design
- Conserving and enhancing the Historic Environment

CONSULTATIONS

South Petherton Parish Council: The Planning Committee has no objection to this application, but has sympathy with the neighbour's comments and would like to see the build move further away from the neighbour's property.

SSDC Conservation Advisor: No objections.

SSDC Highway Authority: No observations.

SSDC Highway Consultant: No highways issues - no objection.

SSC Archaeology: No objections.

REPRESENTATIONS

Ten neighbours notified and site notice displayed. No representations have been made to date.

CONSIDERATIONS

The main considerations in this case relate to residential amenity, visual amenity, impact on the character and appearance of conservation area.

A small domestic outbuilding around this size and nature does not normally require planning permission as it can be considered permitted development. Planning permission is required in this instance as the summerhouse is proposed within the curtilage of the listed building.

Considerations relating to the listed building is addressed in the associated report for listed building consent.

Visual Amenity and Conservation Area

The proposed summerhouse will be well contained within the garden of the dwellinghouse as a result of the mature hedging surrounding the proposed siting. It will not be readily visible from public vantage points whilst the design, scale and the glazing proposed provides a neutral effect which is considered sympathetic to the setting.

It is considered the character and appearance of the conservation area will be maintained and the visual amenity of the area would be unharmed by the proposal.

Residential Amenity

The siting of the summerhouse would be to the south east corner of the garden to the rear of the adjacent pair of semi-detached dwellings "Kings Orchard" to the south of the application site. It is proposed to be located in excess of 2 metres off the boundary which is lined by mature hedging. In addition all doors and windows of the summerhouse will face onto the application site.

It is considered that the location of the summerhouse would be acceptable in relation to the neighbouring occupiers with regard to scale and siting. The proposal would be neighbourly and as such would comply with policy EQ2 of the South Somerset Local Plan 2006-2028.

Conclusion

Having regard to the above, it is considered that the proposal would be acceptable in terms of its visual impact, effect on the conservation area and on the amenities of neighbouring occupiers. This is in accordance with Policy EQ2 of the South Somerset Local Plan (2006-2028) and the National Planning Policy Framework (2012).

RECOMMENDATION

Approve with conditions

01. The proposal, by reason of its siting, scale, design and materials, will cause no adverse impact to visual amenity or significant harm to the residential amenity of neighbouring occupiers, will preserve the character and appearance of the conservation area in accordance with the aims and objectives of Policies EQ2 and EQ3 of the South Somerset Local Plan (2006 - 2028) and the policies of the National Planning Policy Framework (2019).

SUBJECT TO THE FOLLOWING:

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 development hereby permitted shall be carried out in accordance with the following approved plans referenced:

1:1250 Survey Plan
Site Location Plan
Elevations
Floor Plan

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

3. 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: To ensure the proposed development is completed in accordance with Policy EQ2 of South Somerset Local Plan and the provisions of the National Planning Policy Framework 2019.
