

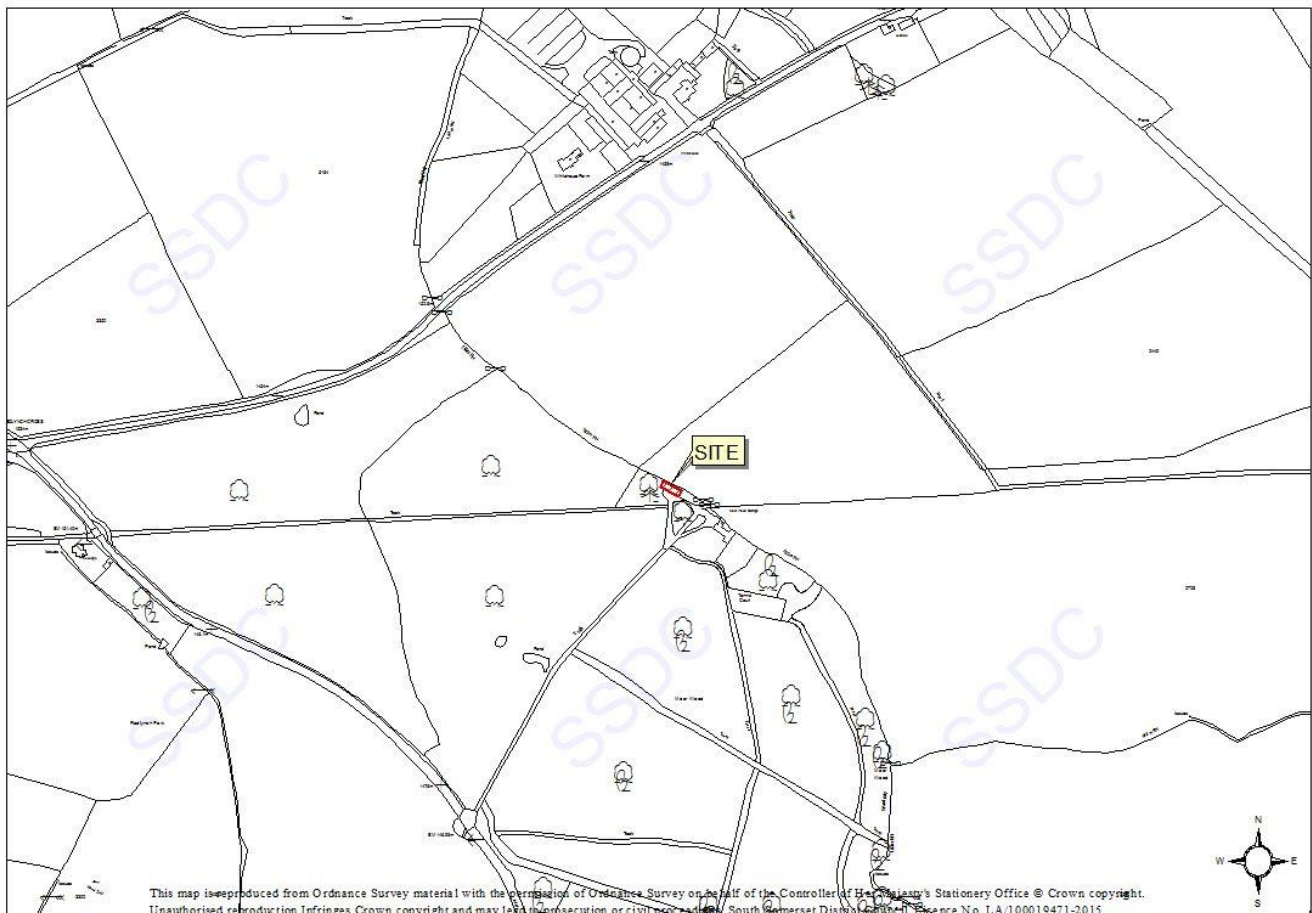
## Officer Report On Planning Application: 17/03349/FUL

<b>Proposal:</b>	Change of use and conversion of barn to form annexe/holiday let.
<b>Site Address:</b>	Moor Wood Cottage, Redlynch Road, Bruton.
<b>Parish:</b>	Bruton
<b>BRUTON Ward (SSDC Member)</b>	Cllr A M Groskop
<b>Recommending Case Officer:</b>	Sam Fox Tel: 01935 462039 Email: sam.fox@southsomerset.gov.uk
<b>Target date:</b>	12th October 2017
<b>Applicant:</b>	Mr And Mrs P And C Drinkall
<b>Agent: (no agent if blank)</b>	Mr Roger Gallannaugh, Plox Studio, Plox, Bruton, Somerset BA10 0EF
<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 comments of the Highways officer are contrary to the officer's recommendation and the site is off a Classified B road.

### SITE DESCRIPTION AND PROPOSAL





The site is located in an isolated position on the outskirts of Moor Wood, an area of woodland situated within the historic park and garden of Redlynch Park.

The property is a detached, two-storey thatched dwelling set within substantial grounds accessed via a long track from the B3081 just south of the Redlynch Crossroads. The Leland Trail passes immediately to the north.

This application seeks permission for the change of use and conversion of a barn to form annexe/holiday let.

The proposal has been amended by visibility plans and external materials details submitted on 19 October 2017 and amended drawings received by email from the agent on 21 November 2017 to amend some fenestration and floor layout.

## RELEVANT HISTORY

17/02502/FUL - External alterations and conversion of barn to form annexe. Application withdrawn.  
08/04652/FUL - Alterations and the erection of a two storey and single storey extension to dwelling (Revised Application). Application permitted with conditions.  
08/01918/FUL - Alterations and the erection of a two storey extension to dwelling. Application refused.  
07/05336/FUL - Alterations and erection of extensions to dwelling. Application permitted with conditions

## **POLICY**

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 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)

SD1 - Sustainable Development

SS1 - Settlement Strategy

Policy EQ2 - General Development

Policy EQ3 - Historic Environment

TA5 - Transport Impact of New Development

National Planning Policy Framework

7 - Requiring good design

12 - Conserving the historic environment

National Planning Practice Guidance

Other Relevant Documents

Somerset Parking Strategy and Standing Advice

## **CONSULTATIONS**

**Bruton Town Council** - No objection

**Brewham Parish Council (neighbouring PC/TC)** - No objections

**Highway Authority** - Standing advice applies

Highway Consultant - While the provision of the visibility splays as submitted (2.4m x 26m) seem minimal bearing in mind that the highway is subject to the national speed limit, given the alignment of the road, the resultant splays in both directions would actually be quite extensive. The volume of additional traffic that would be generated by the proposed annexe/holiday let would be low, typically amounting to around two additional vehicular trips per day when occupied. As such, I consider that while the sight-lines would not be to full standard, the extent of the improvements would be very significant compared to the current splays, and on that basis, I believe the development should be supported on highways grounds.

In the event that planning permission is granted, I would recommend conditions are imposed securing the proposed visibility splays and the provision of an appropriate level of on-site car parking.

Ecologist - I've noted the bat survey reports. These conclude that the proposed development will result in the loss of a bat roost of medium conservation significance, and that two 'priority species' of bat will be affected.

In order to comply with policy EQ4, NPPF, and the Conservation of Species and Habitats Regulations 2010 (aka the 'Habitats Regulations'), a compensation bat roost will need to be provided, as part of wider bat mitigation measures. These further details must be provided before any grant of planning permission can be given (to ensure the local planning authority is compliant with the relevant legislation). Outline recommendations are given in the bat report. I recommend the applicant is asked to submit additional plans detailing the compensation roost to be provided, along with an outline bat

mitigation plan.

The Habitats Regulations' derogation tests that must be satisfied also include demonstrating there is 'no satisfactory alternative' (NSA) to the proposed development, and that the development is necessary for 'imperative reasons of overriding public importance' (IROPI), (in addition to 'maintaining favourable conservation status' that is usually dealt with by mitigation/compensation). The satisfying of these three derogation tests will need to be reported on in the relevant committee/officer report.

I note the earlier consented extensions to the house should have resulted in a total of six bedrooms. I therefore question the need for a separate annexe in respect of the NSA test.

In the absence of this further information, there would be strong grounds for refusal.

To summarise, the further information required is as follows:

1. Outline bat mitigation plan
2. Architect plans detailing a proposed compensation bat roost, including location and materials.
3. Further information to assist demonstrating the IROPI and NSA tests are satisfied.

Aside from the bat issues, I note the application site is on the edge of an ancient woodland County Wildlife Site. An increase in domestic presence in such close vicinity could have a small detrimental effect on the biodiversity of the woodland, such as through increased artificial lighting. However, I note the application site is within the curtilage of Moor Wood Cottage, and I therefore don't consider such impacts are likely to be severe enough to justify an objection on this basis. However, I recommend the proposed conversion should be strictly restricted to being annexed to the main house, with appropriate planning/legal mechanisms used to ensure this.

**Conservation Officer (Verbal consult) - No objections**

## **REPRESENTATIONS**

None received

## **CONSIDERATIONS**

### **Description**

The site comprises a large wood with the application site at the end of a long access track through the wood. Beyond the site to the north lies open countryside. The proposal involves the conversion of an outbuilding in the northwest corner of the site into an annexe/holiday let. The building will retain its footprint and its external changes in terms of openings kept to a minimum. The building will provide additional living accommodation with parking provision for both the proposal and the existing dwelling with additional space for parking and turning available in this generous sized plot.

### **Visual amenity**

The proposal is considered to be of an appropriate siting, size, scale and with materials considered to be in keeping with the existing property. The conservation officer has raised no objection to the proposal. On this basis it is not considered that it would harm the character of the property or have a detrimental impact on the visual amenity of the area.

### **Residential amenity**

Given its remote position it is not considered that the proposal would harm local residential amenity.

### **Highway comments**

The comments of the Highway Officer have been noted. Whilst the proposal does not meet the standing advice requirements in terms of visibility splays the Highway Consultant considers the amended plans a significant improvement to what exists and supports the scheme.

### **Ecology**

The comments of the Ecologist have been noted and passed to the agent. Permission cannot be granted without the details requested being provided. If approved at committee no decision will be issued until the information is provided and agreed. Should details be provided and agreement cannot be reached with the Ecologist the application can be brought back to the committee for further consideration.

### **Conclusion**

The proposal is considered to be acceptable in terms of visual and residential amenity and in terms of highway safety significantly improved. With agreement regarding the ecology requirements the proposal is considered to be acceptable.

## **RECOMMENDATION**

Grant permission subject to the following conditions

01. The proposed use of the building as annexe/holiday let accommodation does not adversely affect visual amenity, residential amenity or highway safety in accordance with the aims and objectives of Policies EQ2, EQ3, TA5 and TA6 of the South Somerset Local Plan (2006-2028) and the NPPF chapters 7 and 12.

### **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 accommodation hereby approved shall be used solely as ancillary accommodation, annexe or a holiday let, in connection with the main dwellinghouse known as Moor Wood Cottage Redlynch Road Bruton, and shall not be sold or let as a separate residential unit.

Reason: In the interest of highway safety and residential amenity and to accord with policies EQ2 and TA5 of the South Somerset Local Plan 2006-2028

03. The materials to be used in the development hereby permitted shall be those as identified within the planning application, approved plans and materials details received on 19 October 2017 from the agent and no other materials unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and to comply with saved policy EQ2 (General Development) of the South Somerset Local Plan (2006-2028) and the provisions of chapter 7 of the National Planning Policy Framework.

04. The development hereby permitted shall be carried out in accordance with the following approved plans: Details and location and block drawings received on 01 August 2017, amended

visibility drawings and external materials details received from the agent on 19 October 2017 and amended drawings received by email from the agent on 21 November 2017.

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

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