

## Officer Report On Planning Application: 18/00481/FUL

<b>Proposal:</b>	Change of use of land to residential and the conversion of existing garage to annexe ancillary to dwelling with oak framed extension and timber decking. Proposed installation of two conservation style roof lights to dwelling.
<b>Site Address:</b>	Border Farm Border Lane Brewham
<b>Parish:</b>	Brewham
<b>TOWER Ward (SSDC Member)</b>	Cllr Mike Beech
<b>Recommending Case Officer:</b>	Jeremy Guise Tel: 01935 462645 Email: jeremy.guise@southsomerset.gov.uk
<b>Target date:</b>	16th April 2018
<b>Applicant:</b>	Mr Richard Linley
<b>Agent: (no agent if blank)</b>	Mr Tim Downes Tim Cole Downes Limited Little Orchard Station Road Ansford Castle Cary BA7 7PD
<b>Application Type:</b>	Other Change Of Use

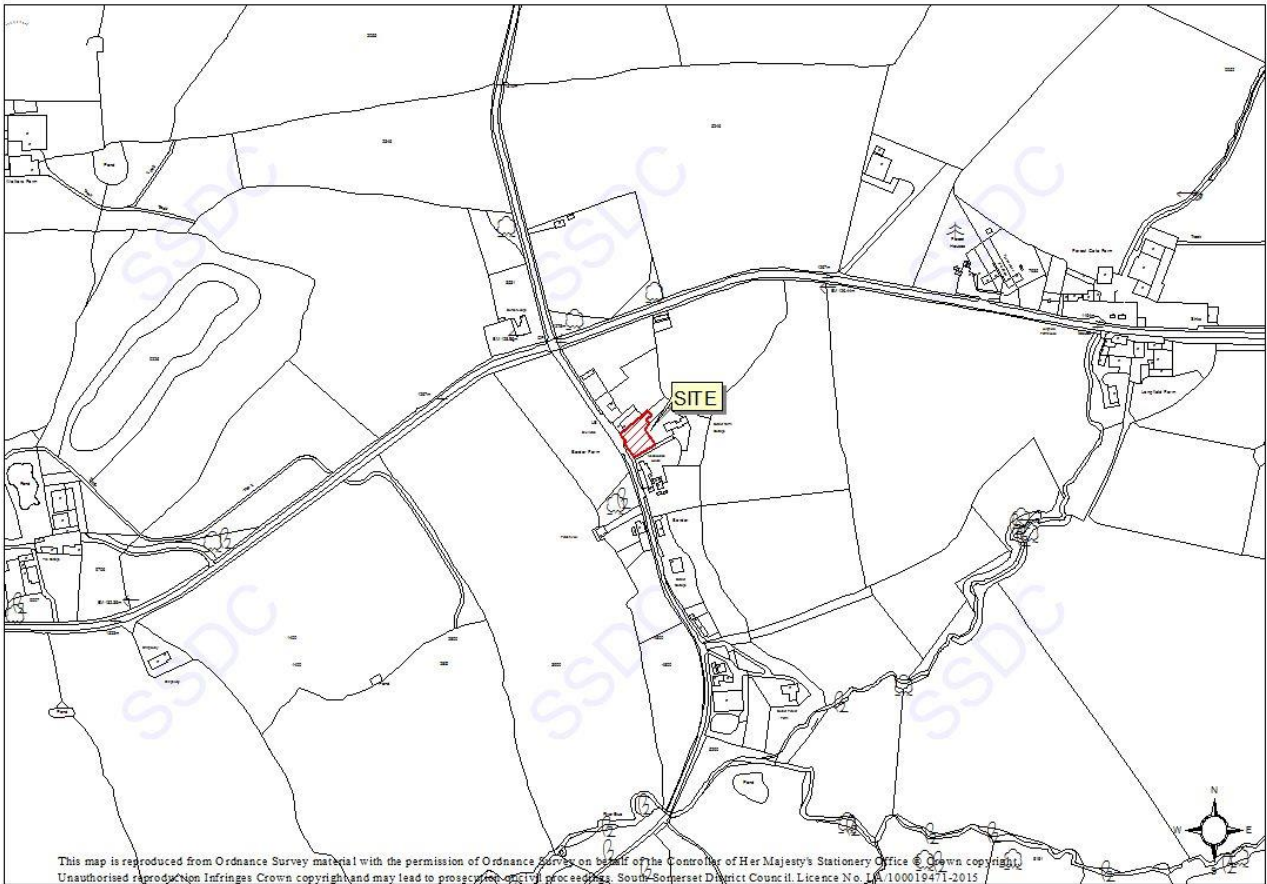
### REASON FOR REFERRAL TO COMMITTEE

This application is brought to East Area Planning Committee because:-

Cllr. Beech - *I think that there are good reasons to say yes to this so would like to bring it to committee.*

Cllr. Weeks - *I would like this application to come to Committee as it conforms to policy SS2 it is in a sustainable location it has the support of the Parish Council it also promotes social / family cohesion.*

### SITE DESCRIPTION AND PROPOSAL



The application property is a double fronted, listed farmhouse located in Brewham, a dispersed hamlet in the north east of the district. The property has a double pitch roof and a small single storey 'lean-to' at the side. A modern garage structure is located to the west.

Planning permission is sought for: the installation of two conversion style roof lights to the 'lean-to' element of the main dwelling; the conversion of existing garage to a residential annexe ancillary to dwelling; a 31.8sqm oak framed extension to the building; timber decking to create a raised platform and change of use of a rectangular shaped piece of land to the rear to residential curtilage. The application is accompanied with a Design and Access Statement (DAS) which states that the residential accommodation would be an ancillary residential annexe.

In response to planning case officer queries about the application, the applicant's agent has provided some further information:

*The applicants' parents in law are in their late 70's and visit often for extended periods of time. These visits are becoming longer as they get older.*

*Two adult couples living in a modest farmhouse is not an ideal situation, so a perfect solution is to give them independence while still being very close to the main dwelling.*

*Looking further ahead, it is very likely that this could become a more permanent arrangement as they age close to their family. A much better alternative to a state funded care home.*

*It would be a 'granny annexe' in the truest sense.*

*The glass extension would offer a little more space and a bright, warm environment.*

*It is not intended for the proposal to have separate curtilage or used by anyone other than close family.*

*We would be very happy for any subsequent approval to be conditioned accordingly.*

## **HISTORY**

97/00728/LBC - Demolition of existing porch and erection of replacement porch and open fronted double garage Conditional permission 07/05/1997

97/00615/FUL - Erection of replacement porch and open fronted double garage conditional permission 07/05/1997

94/01703/LBC Alterations and erection of a first floor extension to dwelling house Conditional permission 14/06/1994

94/010704/FUL Alterations and erection of a first floor extension to dwelling house Conditional permission 14/06/1994

## **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).

The policies of most relevance to the proposal are:

**Policies of the South Somerset Local Plan (2006-2028)**

Policy SD1 - Sustainable Development  
Policy SS1 - Settlement Strategy  
Policy EQ2 - General Development  
Policy EQ3 - Historic Environment  
Policy TA5 - Transport Impact of New Development  
Policy TA6 - Parking Standards

**National Planning Policy Framework**

Chapter 6 - Delivering a wide choice of high quality homes  
Chapter 7 - Requiring Good Design  
Chapter 10 - Meeting the challenge of climate change, flooding and coastal change  
Chapter 11 - Conserving and Enhancing the Natural Environment  
Chapter 12 - Conserving and Enhancing the Historic Environment

**Other Material Considerations**

Somerset County Council Parking Strategy

**CONSULTATIONS**

**Brewham Parish Council** - discussed this application and had no comments except that they are happy to support.

**County Highway Authority** - Standing advice applies

**SSDC Conservation Officer** - I have no objection to this proposal

**SSDC Highway Consultant** - No significant highway issues provided the proposed annexe is ancillary to the main residence. There appears to be sufficient space within the site to off-set the loss of parking resulting from the conversion of the garage and to provide any additional parking for the annexe.

**REPRESENTATIONS**

No letters received

**CONSIDERATIONS**

**Principle of Development**

SSDC recognises the contribution that residential annexes can make to accommodate the needs of extended families and dependent adults. Ideally annexes should be attached to the established dwelling, so that they can be integrated back into the main dwelling once the need for the annexe accommodation has gone, or positioned in such a way that they cannot easily be occupied independently.

Where a proposed annexe is located in the countryside, outside a recognised settlement, it is important that the annexe accommodation is clearly secondary and capable of re-integration back into the main dwelling once the requirement has gone. Strict restraint policies are applied to new residential dwellings in the countryside outside settlements. These are set out in policy SS1 Settlement Strategy which states:-

Yeovil is a strategically significant town and the prime focus for development in South Somerset

The following are Market Towns where the provision will be made for housing, employment shopping and other services that increase their self- containment and enhance their roles as service centres

- Primary Market Towns: Chard, Crewkerne, Ilminster and Wincanton
- Local Market Towns: Ansford/Castle Cary, Langport/Huish Episcopi and Somerton

The following are Rural Centres which are those market towns with a local service role where provision for development will be made that meets local housing need, extends local services and supports economic activity appropriate to the scale of the settlement:

-Rural centres: Bruton, Ilchester, Martock/Bower Hinton, Milborne Port, South Petherton and Stoke sub Hamdon.

Rural Settlements will be considered as part of the countryside to which national countryside protection policies apply (subject to the exceptions identified in policy SS2)

The proposed annexe does not satisfy the dependency, reintegration and size criteria. The intended occupants are not currently dependent relatives, but family members who visit frequently and may, or may not, live in the accommodation in the future. The proposed annexe is not attached to the dwelling and is somewhat separate with an obvious potential for future division with a separate access and garden. Furthermore, the size of the annexe, once the extension has been added, is comparable to that of a small dwelling in the countryside.

### **Visual Amenity**

There are three elements to this proposal: the insertion of conservation style roof lights into the main dwelling house; the conversion and extension of the garage to create residential annexe, and the extension of the residential curtilage

All three elements are considered to be acceptable in terms of visual amenity. The conservation style roof lights are appropriate for the listed building. The annexe extension is sufficiently separate from the listed building for it not to adversely impact upon its setting, and the curtilage extension involves a relatively narrow strip of land situated between existing curtilages. Its change to a domestic use will not be noticeable within the wider landscape. As such, the impact on visual amenity is considered to be acceptable in accordance with policies EQ2 and EQ3 of the South Somerset Local Plan.

### **Residential Amenity**

The barn to the north has been converted to a residential use. The proposed development would result in residential development closer to the boundary, but it would be single storey and designed to avoid overlooking. It is not considered that the proposal would have any significant impact on the residential amenity of any adjoining occupiers in accordance with policy EQ2 of the South Somerset Local Plan.

### **Highways**

The highway authority was consulted and have referred to their standing advice. The SSDC Highways Consultant has made an assessment of the scheme and considers that there is adequate parking space on site for the house and its proposed annexe. As such, it is considered that there will be no adverse impact on highway safety in accordance with policies TA5 and TA6 of the South Somerset Local Plan.

### **Conclusion**

The conservation style roof lights are considered to be acceptable in terms of their impact upon the listed building, but the conversion, extension and change of use of the garage to an annexe use are considered to result in residential accommodation that is too separate from the main house. It is therefore considered to be contrary to policies SD1 and SS1 of the South Somerset Local Plan.

**RECOMMENDATION:-** Refuse permission

**SUBJECT TO THE FOLLOWING:**

01. The proposed residential annexe by virtue of its size, degree of self-containment and detachment from the existing dwelling would be tantamount to the creation of a separate residence in an isolated rural location where strict restraint policies on new residential development apply. As such it is contrary to policy SD1 - Sustainable Development and policy SS1 - Settlement Strategy

**Informatives:**

01. This decision is based upon the following plans 1378/001; 1378/002; 1378/003; 1378/004 and 1378/005 Rev.A received 9th February 2018
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