

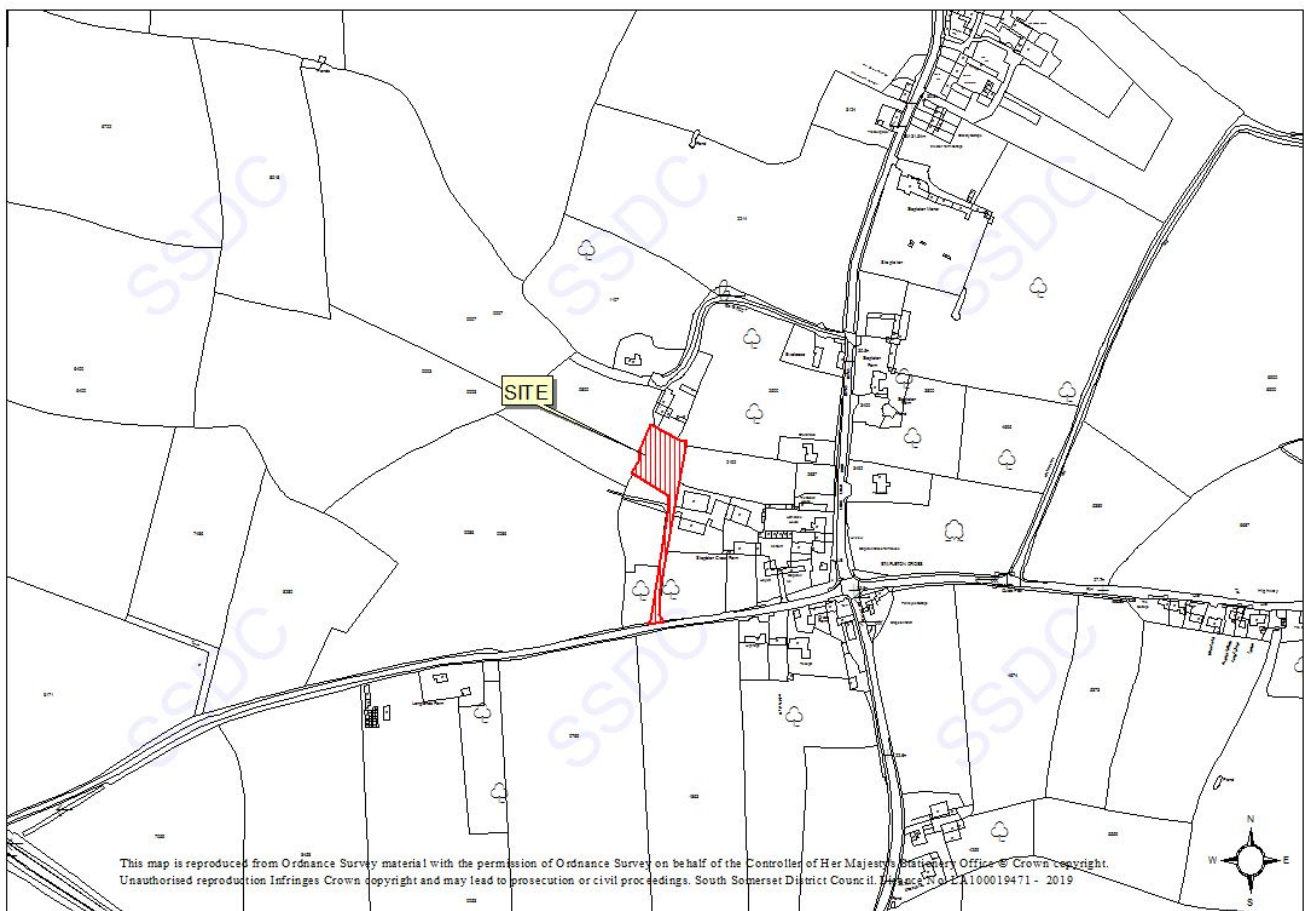
Officer Report On Planning Application: 19/01174/S73

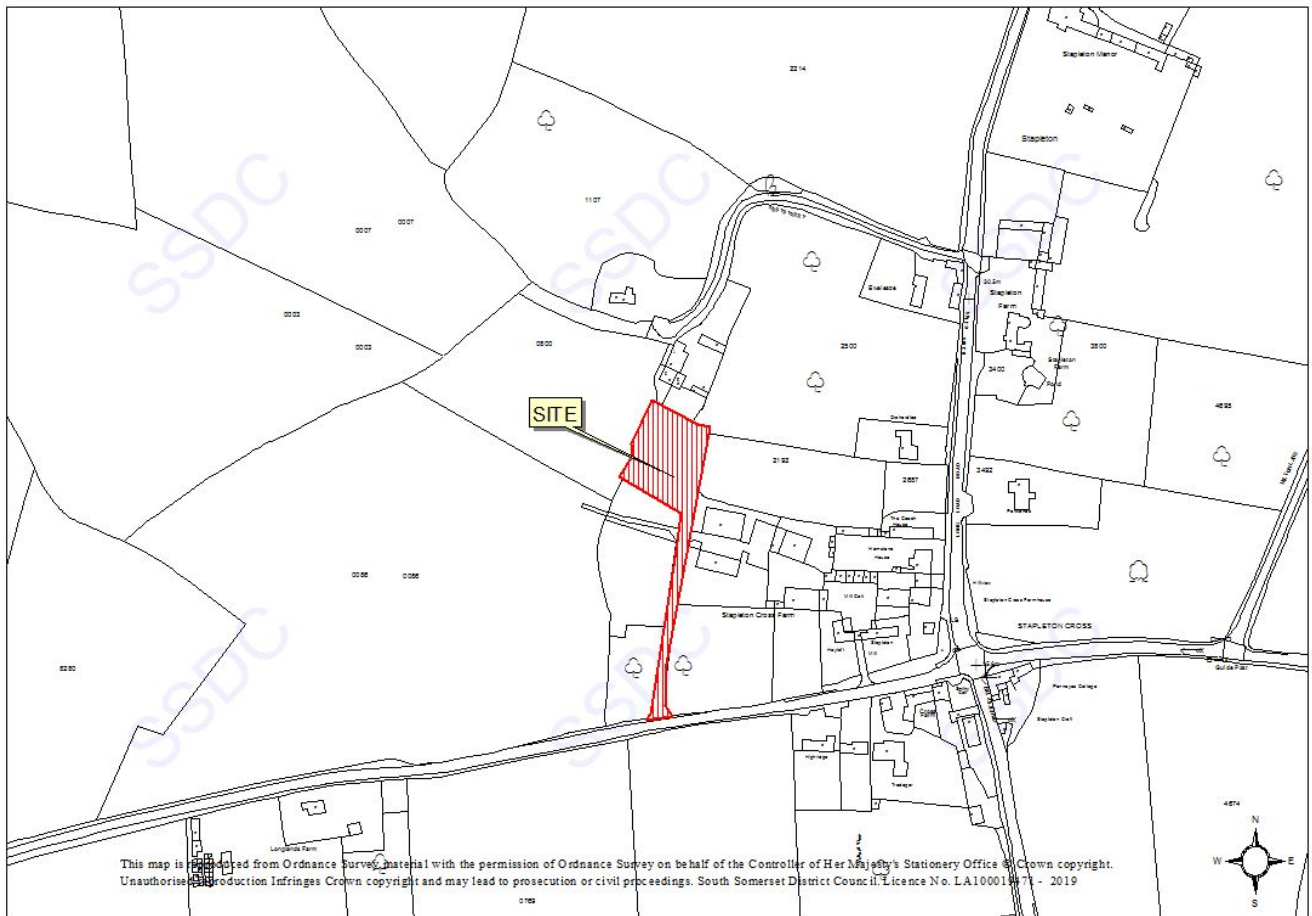
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| Proposal : | Application to vary condition 2 (approved plans) of approval 16/02758/FUL (minor elevational changes to both dwelling and garage) |
| Site Address: | Barn At The Coach House, West Street, Stapleton, Martock. |
| Parish: | Martock |
| MARTOCK Ward (SSDC Members) | Cllr N Bloomfield and Cllr L Clarke |
| Recommending Case Officer: | Stephen Baimbridge |
| Target date : | 19th June 2019 |
| Applicant : | Jones |
| Agent: (no agent if blank) | Gray, 49-50 East Street, Taunton TA1 3NA |
| Application Type : | Minor Dwellings 1-9 site less than 1ha |

REASON TO REFERRAL TO COMMITTEE

The application is before Committee as the applicant is an employee of SSDC, in a management role. As such, this application may not be dealt with under delegated powers.

SITE DESCRIPTION AND PROPOSAL





The site is located in open countryside to the north-west of Stapleton Cross. The buildings are traditional stone barns built in a quadrangular form, with the open side to the south. They are roofed with clay tiles. To the north of the site is a small group of dwellinghouses, with garden areas backing onto the buildings themselves. To the east of the site are the houses fronting onto the west side of Long Load Road, the nearest dwelling being more than 110m from the barns. To south and west, the site is bounded by open agricultural land.

This application is made to vary condition 2 (approved plans) of approval 16/02758/FUL to include a new entrance boot room with some minor elevations changes and a revised design of the approved garage to appear agricultural in appearance and set down slightly to reduce the ridge height in relation to the main barn.

HISTORY

16/02758/FUL - Change of use of agricultural building to dwelling with associated provision of domestic access and garden, and erection of garage - Permitted with Conditions - August 2016

POLICY

The South Somerset Local Plan (2006 - 2028) was adopted on the 5th March 2015. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and Section 70(2) of the Town and Country Planning Act 1990 (as amended), the adopted local plan now forms part of the development plan. As such, decisions on the award of planning permission should be made in

accordance with this development plan, unless material considerations indicate otherwise. Legislation and national policy are clear that the starting point for decision-making is the development plan, where development that accords with an up-to-date local plan should be approved, and proposed development that conflicts should be refused, unless other material considerations indicate otherwise.

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

EQ2 General Development
TA5 Transport Impact On New Developments
TA6 Parking Standards

National Planning Policy Framework (March 2012):

2. Achieving sustainable development
11. Making effective use of land
12. Achieving well-designed places

National Planning Practice Guidance - Department of Communities and Local Government, 2014.

Policy-related Material Considerations

Somerset County Council Parking Strategy, March 2012 and September 2013.
Somerset County Council Highways Standing Advice, June 2013.

CONSULTATIONS

Parish Council: No objections.

Highways Authority: Standing advice applies.

SSDC Highway Consultant: No highways issues - no objection.

REPRESENTATIONS

No representations received

CONSIDERATIONS

Impact on Visual Amenity

Although a modern design the newly proposed entrance/boot room has an open glazed north and south elevations which allows for viewing of the bricks of the internal east elevation as shown on Drw No 1901/PL/300, ensuring retention of the character of the agricultural building. The proposed garage has been modelled on a design that replicates the appearance of a historic cart shed. The amendments are considered to be acceptable within the setting and ensures an acceptable level of harm to character of the natural stone agricultural building while providing necessary functionality as a modern dwelling in accordance with Policy EQ2 of the SSDC Local Plan (2006-2028).

Impact on Residential Amenity

The proposal is sensitive to the proximity of dwellinghouses immediately north of the buildings, the gardens of which abut directly onto the rear wall. The proposed amendments are a sufficient distance from the neighbours and the boundary of the domestic garden, to ensure there is no harmful impact on amenity. The proposal therefore does not give rise to concerns about residential amenity in accordance with Policy EQ2 of the SSDC Local Plan (2006-2028).

Highway Safety and parking

Both the Highway Authority and the South Somerset Highway Consultant have no comments to make in regard to this application. The proposed alterations will not have a negative impact on access or parking/ turning within the site and therefore is considered acceptable in accordance with Policy TA5 & TA6 OF South Somerset District Council (2006-2028)

Conclusion

The proposal represents the justified re-use of a disused traditional stone barn in the countryside, which is supported by policy set out in the NPPF. The proposed alterations to the scheme of conversion is sensitive to the special character and appearance of the building. No residential amenity or highway safety issues have been identified that would indicate a refusal. The proposal is recommended for approval.

RECOMMENDATION

Grant permission.

01. The proposal represents the sustainable re-use of a disused rural building that would enhance the immediate setting and contribute towards the supply of housing. By reason of its design, layout and materials, the proposal respects the character and appearance of the setting and causes no demonstrable harm to residential amenity, or highway safety. In these respects, the proposal accords with the aims and objectives of the NPPF and Policies EQ2, TA5 and TA6 of the South Somerset Local Plan.

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be begun before the expiration of three years from the date of the original permission (16/02758/FUL).

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: the drawings ref. 1901/PL/ numbers 050, 051, 052, 100, 300 and 301

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

03. The development hereby approved shall be carried out in accordance with the details approved submitted with your email of 19/03/2019, in relation to conditions 3(i), 3(ii), 3(iii), 3 (iv) and 3 (v) of decision letter dated 26 August 2016 , ref. 16/02758/FUL. Such approved details shall be fully implemented and thereafter shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with policies EQ2 of the South Somerset Local Plan (2006-2028) and the aims and objectives of the National Planning Policy Framework.

04. There shall be no obstruction to visibility greater than 600 millimetres above adjoining road level in advance of lines drawn 2.4 metres back from the carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge 43.0 metres either side of the access. Such visibility shall be fully provided before the dwellinghouse hereby permitted is first occupied and shall thereafter be maintained at all times.

Reason: In the interests of highway safety, in accordance with policy TA5 of the South Somerset Local Plan and the aims and objectives of the National Planning Policy Framework.

05. The areas allocated for parking and turning, including the parking spaces within the approved garage building, shall be kept clear of obstruction at all times and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety, and to accord with Policy TA6 of the South Somerset Local Plan.

06. Before occupation of the dwellinghouse hereby permitted, the proposed access over at least the first 6m of its length, as measured from the nearside edge of the adjoining carriageway, shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority, and shall be permanently maintained as such at all times thereafter.

Reason: In the interests of highway safety in accordance with the aims of Policy TA5 of the South Somerset Local Plan.

07. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the areas of rebuilding shall be restricted to that defined on the approved plans referred to in Condition 2 and the Structural Report by Brian Jones (Structural Engineers) Ltd., received on 24 June 2016 as part of application ref 16/02758/FUL, and shall not be enlarged without the prior express grant of planning permission. In the event that completion strictly in accordance with such approved plans shall become impracticable for whatever reason, work shall thereupon cease and only be re-commenced if and when an express grant of planning permission shall have been obtained in regard to an amended scheme of works which renders completion of the scheme practicable.

Reason: To clarify the scope of the permission and to prevent wholesale demolition and rebuild of the buildings, to accord with the aims of the NPPF.

08. The development hereby permitted shall be carried out generally in accordance with the recommendations set out in the submitted Structural Report by Brian Jones (Structural Engineers) Ltd., received on 24 June 2016, ref 16/02758/FUL unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the appropriate conversion of the building in the interests of visual amenity and to accord with the aims of the NPPF and Policy EQ2 of the South Somerset Local Plan

09. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, including dormer windows, or other openings (including doors) shall be formed in the buildings, or other external alteration made without the prior express grant of planning permission.

Reason: In the interests of residential amenity and to safeguard the character and appearance of the setting to accord with the NPPF and Policy EQ2 of the South Somerset Local Plan.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no garages or other outbuildings shall be erected other than those expressly authorised by this permission.

Reason: To safeguard the character and appearance of the setting and to accord with the NPPF and Policy EQ2 of the South Somerset Local Plan.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), there shall be no extensions to this building without the prior express grant of planning permission.

Reason: To safeguard the character and appearance of the setting and to accord with the NPPF and Policy EQ2 of the South Somerset Local Plan.

12. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority. Such provision shall be installed before the development is first occupied and thereafter maintained at all times.

Reason: In the interests of highway safety.

13. The works shall be implemented in accordance with the details and timing of the bat mitigation and compensation measures, submitted as part of 16/02758/FUL; outlined in Section 4 ('Recommendations') of the report 'Bat Survey of Barn at Stapleton' (Crossman Associates, 19 November 2015), as modified to meet the requirements of any 'European Protected Species Mitigation Licence' issued by Natural England, unless otherwise approved in writing by the local planning authority.

Reason: For the conservation and protection of species of biodiversity importance in accordance with NPPF and Policy EQ4 of the South Somerset Local Plan, and to ensure compliance with the Wildlife and Countryside Act 1981 and The Habitats Regulations 2010.

Informatives:

01. Before this development can commence, a European Protected Species Mitigation Licence (under The Conservation of Habitats and Species Regulations 2010) will be required from Natural England. You will need to liaise with your ecological consultant for advice and assistance on the application for this licence. Natural England will normally only accept applications for such a licence after full planning permission has been granted and all relevant (protected species) conditions have been discharged.
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