

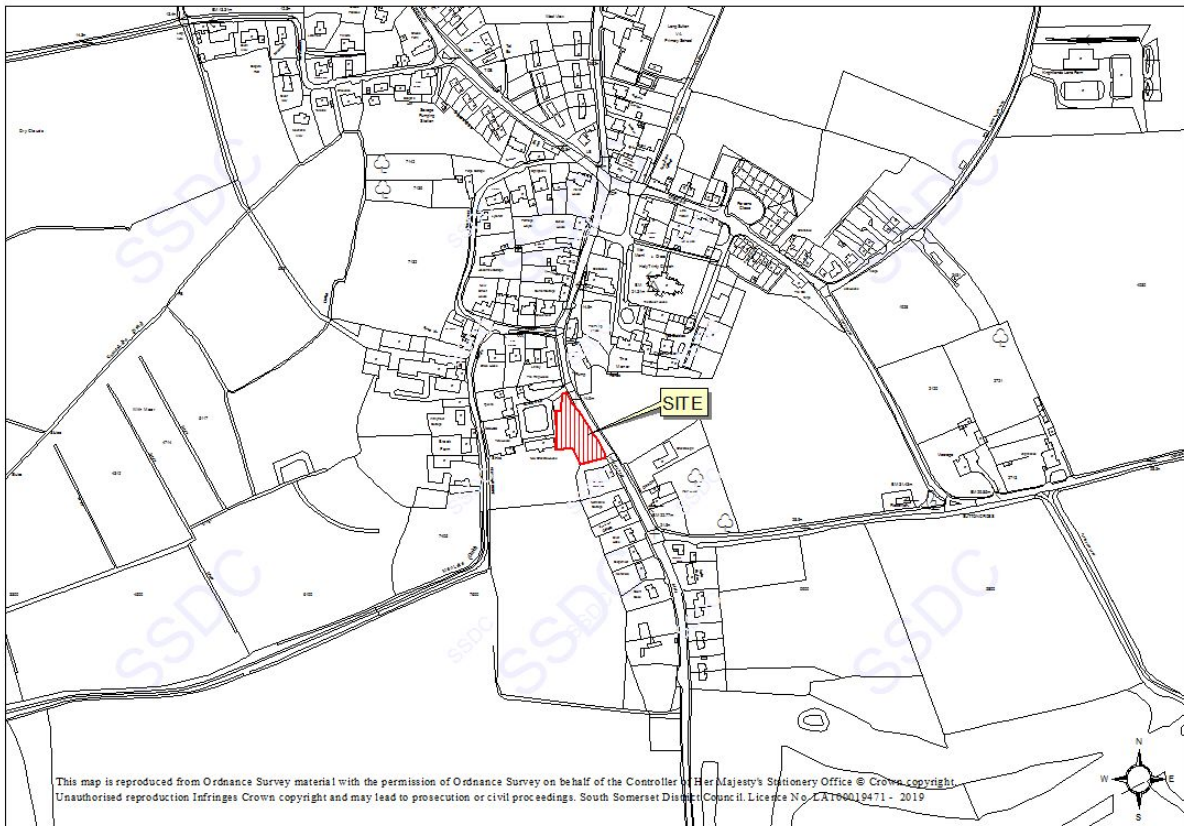
## Officer Report on Planning Application: 18/03115/FUL

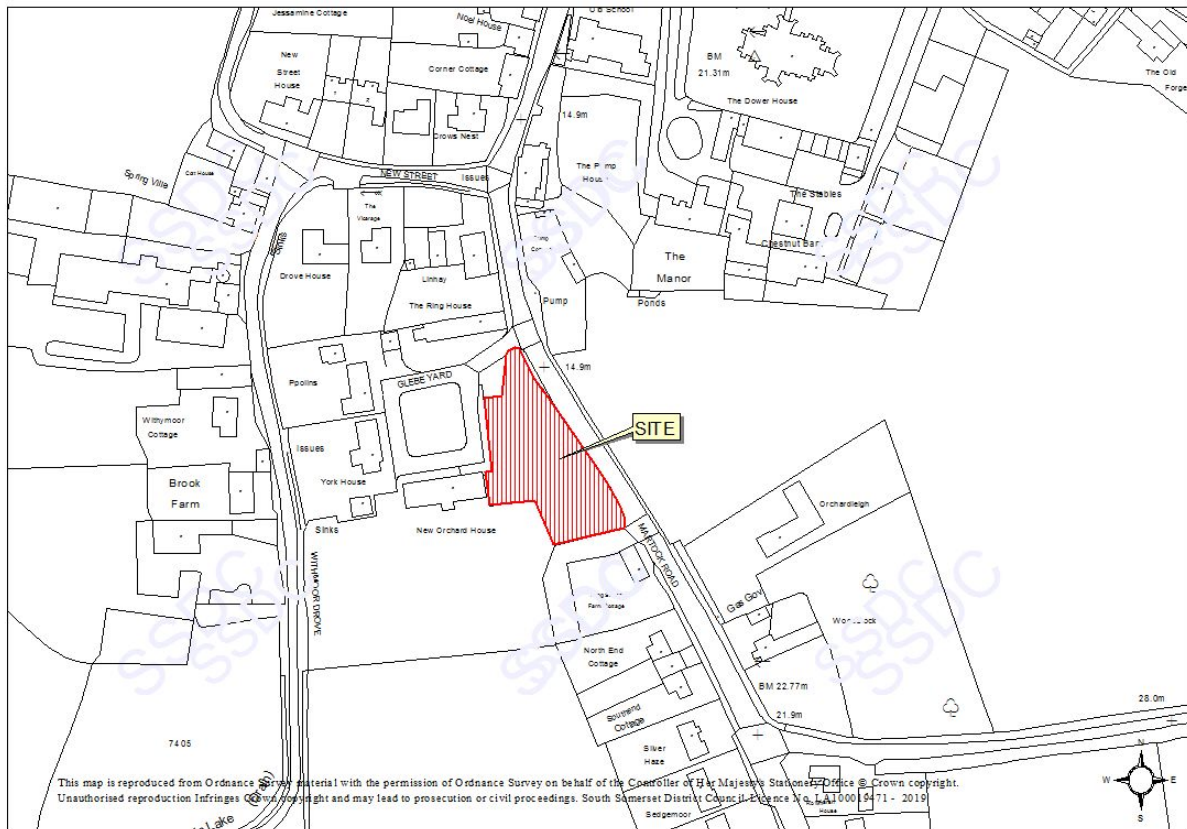
<b>Proposal:</b>	Erection of a garden shed.
<b>Site Address:</b>	Long Sutton Farmhouse, Martock Road, Long Sutton
<b>Parish:</b>	Long Sutton
<b>TURN HILL Ward (SSDC Member)</b>	Councillor Gerard Tucker
<b>Recommending Case Officer:</b>	Planning Case Team
<b>Target date :</b>	29th April 2019
<b>Applicant :</b>	Mark Lewis-Williams
<b>Agent: (no agent if blank)</b>	
<b>Application Type :</b>	Other Householder - not a Change of Use

### REASON FOR REFERRAL TO COMMITTEE

At the request of the Ward Member and with the agreement of the Area Chairman, this application is referred to Area Committee for full debate.

### SITE DESCRIPTION AND PROPOSAL





Long Sutton Farmhouse is a Grade II listed building set in the Conservation Area of Long Sutton.

This application seeks permission for the erection of a garden shed measuring approximately 8m x 5m x 2.5m to eaves and 4.48m in height overall. It is to be constructed of untreated timber under a zinc plate corrugated sheet roof. The applicant has confirmed that the use will be private and domestic, for the purposes ancillary to Long Sutton Farmhouse.

**Policy:**

South Somerset Local Plan 2006-28:

- Policy SD1 - Sustainable Development
- Policy EQ2 - Design and General Development
- Policy EQ3 - Historic Environment
- Policy TA5 - Transport Impact of New Development
- Policy TA6 - Parking Standards

**NPPF:**

- Chapter 12 - Achieving Well Designed Places
- Chapter 16 - Conserving and Enhancing the Historic Environment

Planning Practice Guidance.

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

South Somerset District Council Supplementary Guidance - Extensions and Alterations to Houses - A Design Guide

**Town/Parish Council:** Long Sutton Parish Council - Long Sutton Parish Council object to the application to build a garden shed in the garden of Long Sutton Farmhouse on the following grounds:

*Mass:* The shed is the size of a small industrial unit as opposed to a garden shed aimed at domestic use. Why does it need to be so high (4.8m)? It will not, contrary to the Conservation Officer's comments, be mostly hidden from view by a wall but will be an overwhelmingly large blot on the landscape.

*CGI Roof:* The proposed corrugated iron roof will be both unsightly and noisy when rain falls. It should be replaced with a more appropriate roofing material such as slate or tile if permission is granted.

*Access:* The access to the proposed site is through a hole recently created in an old wall; we assume that the wall is listed by its association with the Grade 2 listed house whose south boundary it forms. This not appropriate and any consent that the planning authority may give for a shed should be conditional on the repair of the wall by the current owner being completed first.

*Use:* If the shed is to be used as a workshop for the owner's joinery business, then appropriate permission should be sought for such use. The council are against such use which would be better suited in an industrial unit.

*20ft ISO Container:* If the applicant intends to keep the 20ft container in situ then appropriate permission should be applied for.

**Other Consultees:**

**Highways Authority:** Standing advice applies

**Highways Consultant:** No highways issues, no objections.

**Conservation Officer** - "My comments are based on the application documents, the Somerset Historic Environment records and Google Street view. I have not visited the site. The application is to erect a 40 m<sup>2</sup> untreated timber garden shed with corrugated pitched roof and black stained timber shutters in the SW corner of the garden Long Sutton Farmhouse. The house is of Grade II listed and located in the Conservation Area. The proposed position is at a distance from the listed building at the far end of the garden and mostly hidden from the road by a high lias boundary wall. Materials and style are appropriate for a rural setting. I have no objections to this application on architectural built heritage grounds".

**Neighbour Comments:** A site notice was displayed and 4 neighbours were notified. 11 letters of objection were received. Concerns included:

- i. Size and scale will dominate area as it is on raised land
- ii. Shed will be a workshop for a joinery business
- iii. No legal vehicular access. Track owned by Church Commissioners
- iv. Section of listed wall has been demolished to get shipping container on site
- v. The opening shutters will look directly into amenity space of New Orchard House leading to loss of privacy
- vi. Ongoing enforcement investigation into the siting and use of the shipping container for business use
- vii. Does not preserve character of Conservation Area
- viii. Proposal requires listed building consent
- ix. The proposed corrugated metal roof will give an industrial appearance

- x. Shed will be visually prominent from highway and New Orchard House
- xi. Location of shed will create a dominant, unneighbourly and overbearing structure.
- xii. Inappropriate roof materials

**Considerations:**

**Design/Layout/Materials & Impact on Heritage Assets:**

Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 states:  
"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Similarly, Section 72 states:

"In the exercise, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

It is noted that the Parish Council does not support the application and a neighbour has stated that it will be visually prominent. At 8m x 5m the shed could be considered large but it sits within a generous plot, is easily accommodated and partially screened to the front by the stone boundary wall. It is also noted that the shed incorporates a canopy section over an area which is open sided reducing the secure, covered area to approximately just over half the footprint of the structure. This allows for views through and contributes to mitigation for the overall size of the shed. Another of their concerns raised by Parish Council and neighbours is the use of corrugated sheet for the roof. The Conservation Officer has been consulted and has stated that materials and style are appropriate for a rural setting and raised no objections to the proposal. The views of the Conservation Officer are considered to hold great weight. As such, it is considered that the materials are acceptable. The shed sits in a similar position to the existing unauthorised container. A condition will be imposed to ensure the removal of the container which is considered to significantly improve the visual amenity. Therefore it is considered that the proposal is acceptable to the setting of the listed building and the surrounding Conservation Area.

**Residential Amenity:** It is noted that the proposed location of the shed is on higher ground than the neighbouring property to the west (New Orchard House). During the course of the application, the applicant confirmed that he would be happy to remove he shutters from the rear (west) elevation to avoid potential for overlooking. A condition will be imposed to ensure no openings in the west facing elevation or roof slope. Whilst at an overall height of 4.48m, the eaves height sits at approximately 2.5m and the proposed shed is sited approximately 1.5m away from the boundary. As such, it is not considered that the window layout and general bulk of the shed is such that it would give rise to undue overlooking / loss of privacy or an overbearing relationship with neighbouring properties. Therefore it is considered that the development does not have an unacceptable impact upon amenity of neighbouring properties.

**Use:** Concern has been raised by neighbours and the Parish Council that the existing container and the proposed shed would be used as a joinery business. The container has been investigated by the Planning Authority and no evidence of a business use has been found. The applicant states that the shed will be used for domestic and private purposes, ancillary to Long Sutton Farmhouse and has agreed to a condition to limit the use to that. Due to the sensitive nature of the site and in the context that the shed has not been assessed on the basis of residential use, it is considered appropriate to impose a condition to restrict the conversion of the shed to habitable accommodation without prior permission. Finally, in the interests of amenity and preserving the setting of a listed building, a condition will also be

imposed for the removal of the shipping container.

**Access:** A listed stone boundary wall has been partially demolished. This is subject to an ongoing enforcement investigation and will be treated separately.

**Highways:** The proposal has no significant impact on highway safety.

**CIL:** This Authority does not collect CIL from householder development.

**Summary:** No objection is recorded. The proposed development is considered to be acceptable and recommended for approval.

## **RECOMMENDATION**

Approve for the following reason:

01. The proposal, by reason of its size, siting, materials and design, has no adverse impact on, and causes no harm to, the character of the surrounding Conservation Area, causes no harm to the setting of the historic listed building and causes no demonstrable harm to residential and visual amenity in accordance with Policies SD1, EQ2 and EQ3 of the South Somerset Local Plan (2006-28) and the provisions of the National Planning Policy Framework 2019.

## **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 and documents reference:

Sheet 1 of 1 - Site Plan / Location Plan / Floor Plan and Elevations  
Site Outline  
Design and Access Statement

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

03. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order) the shed hereby permitted shall not be used other than for the domestic and private needs of the occupier, ancillary to the use of Long Sutton Farmhouse.

04. Reason: In the interests of residential amenity and accord with Local Plan Policy EQ2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) the garage/store hereby approved shall not be converted into habitable accommodation without the prior consent of the Local Planning Authority.

Reason: In the interests of residential amenity and to comply with Policy EQ2 of the South Somerset Local Plan 2006 -28 and the provisions of the National Planning Policy Framework 2019.

05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order) and notwithstanding the approved plans, there shall be no windows, or other openings (including doors) formed in the west facing rear elevation and west facing roof slope of the shed hereby permitted, or other external alteration made without the prior express grant of planning permission.

Reason: In the interests of residential amenity and to comply with Policy EQ2 of the South Somerset Local Plan 2006 -28 and the provisions of the National Planning Policy Framework 2019.

06. Within one month of the substantial completion of the shed or within three months of the date of the decision notice, whichever is soonest, the shipping container should be permanently removed from the land.

Reason: To safeguard the setting of the listed building in accordance with policies EQ2 and EQ3 of the South Somerset Local Plan 2006-28.

07. The external timber on the shed hereby approved shall be left to weather naturally and shall only be treated with products with a clear finish unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the setting of the listed building in accordance with policies EQ2 and EQ3 of the South Somerset Local Plan 2006-28.