

Committee date 10/10/2023

Application No: 37/23/00054

Application Type: Full Planning Permission

Case Officer: Liam Evans

Registered Date: 24/05/2023

Expiry Date: 18/07/2023

Parish: North Petherton

Division: North Petherton

Proposal: Change of use of land to residential garden area including the erection of detached garage.

Site Location: Land North of, 2 Manor Cottage, West Newton Road, West Newton, Bridgwater, Somerset, TA7

Applicant: Mr & Mrs Quick



Committee decision required because

The views of the Town Council are contrary to the officer's recommendation.

Background

The site is located within the hamlet of West Newton, which comprises of a number of residential properties clustered within a small area. The existing property is a semi-detached dwelling with a paddock to the north which has an existing access of the adjacent highway to the west.

Consent is sought for the change of use of part of the paddock to residential use and for the erection of a double garage and store building with further storage in the roof. The proposed building would have a pitched roof with an external staircase leading to an access door. The external materials would be timber cladding and reclaimed double roman roof tiles

The existing access would be utilised with a consolidated surface laid inside field. From this a track formed of cell web would be laid across the grass to provide access to the garage/store and to the hardcore turning area. The north and east boundaries of the extended garden would be formed of native species hedgerows.

Relevant History

None.

Supporting information supplied by the applicant

None.

Consultation Responses

Consultee Name	Summary of Response
North Petherton Town Council	Objection RESOLVED to object to the application and maintain a stance that the application site should remain as agricultural land
North Petherton 1 - Alan Bradford	Support Vast improvement on the former application
North Petherton 2 - Bill Revans	None received
Somerset County Highways	Standing advice

Representations

1 received raising the following:

- building not in keeping with landscape or other existing buildings.
- single storey building would have less impact on environment and residents.
- offers potential for change of use once built.
- external access door overlooks nearby properties.

Most Relevant Policies

National Planning Policies

National Planning Policy Framework

Local Plan (2011-2032)

CO1 Countryside

D2 Promoting High Quality and Inclusive Design

D25 Protecting Residential Amenity

Main Issues

Principle

The site is within the open countryside where development is appropriately controlled. However, development of an appropriate scale linked to an existing established use such as the development of new ancillary buildings used for domestic purposes could be considered acceptable subject to a suitable design.

In this case it is proposed to erect a detached garage with ancillary storage above within the extended curtilage of an existing property. The proposal would be directly adjacent to the existing dwelling and would be used for purposes ancillary to the residential use of that planning unit. The proposal submitted needs to be assessed on its own merits and any future proposals for the land beyond that proposed now would need to be assessed at that time.

Noting the Town Council's comments the site would not be extending beyond a development boundary as West Newton is not subject to one within the Local Plan. The site would be adjacent to a cluster of dwellings and outbuildings that make up West Newton and while it would extend the existing property's curtilage northwards and change the use of part of the agricultural field, it would not extend beyond the built form of the village.

Therefore, in the interests of principle it is considered that the proposal will be acceptable.

Design and Scale

Policy D2 of the Local Plan states that development should be of a high quality sustainable and inclusive design that responds positively to and reflects the particular local characteristics of the site and the identity of the surrounding area.

The proposed building will include storage with the roof, which will keep the height to a suitable level (5.3m) and ensure that it remains subordinate in scale to the principle 2 storey house, which is located to the south. In terms of design the building will be appear as single storey and will not result in a development which is unduly prominent given the ancillary scale. In this context the proposed building will not have a significant impact on the character of the countryside due to the presence of the existing dwelling and buildings to the south. The wider countryside will be unaffected by the development due to the modest scale of the development.

It is considered that the size of the residential plot created is commensurate with the scale of the existing property and will not appear isolated given it would come off the rear of the existing property and would be in an area where a number of properties benefit from similar sized gardens. The existing tree and hedgerow planting along the boundaries of the site would be unaffected by the works and therefore would provide a suitable screening from vantage points further afield. The introduction of further landscaping in the form of native hedgerows along the boundaries would be an enhancement.

The chosen materials are considered acceptable and would reflect the rural character of the area. The development will have little visual impact on the street scene of West Newton Road given the set back of the building from the highway behind the existing landscaping.

The proposal complies with Policy D2 of the Local Plan.

Residential Amenity

There will be no impact on residential amenity either from overshadowing or through overlooking due to the modest height of the annex as well as its distance from the nearest residential properties outside of the site. There would be an external staircase leading to a first floor door on the road facing elevation although this would be approximately 35m away from the nearest property to the west. The domestic use of the building should ensure that noise levels are at an acceptable level.

The proposal complies with Policy D25 of the Local Plan.

Summary

The proposed extension of residential curtilage and erection of detached outbuilding will improve

the amenity value of the existing property. The works are considered to be of a suitable scale and design and will not have a significant impact on the surrounding countryside. The proposal complies with Policy CO1, D2 and D25 of the Sedgemoor Local Plan.

RECOMMENDATION

GRANT PERMISSION

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule A.

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

- 3 The garage/store hereby permitted shall be used solely used for storage of domestic items and the parking of vehicles in connection with the residential occupation of the property known as 2 Manor Cottage.

Reason: To protect the countryside from unjustified development and in the interests of residential amenity in accordance with Policies CO1 and D25 of the Sedgemoor Local Plan 2011-2032.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 2015 or any statutory instruments revoking or re-enacting the Order with or without modification, with the exception of the garage hereby approved, no building or structure shall be erected on, or caravan sited within, the land hereby approved for use as residential garden shown as coloured red on plan no.J23034 unless otherwise approved by the Local Planning Authority through the submission of a planning application.

Reason: In the interests of visual amenity and to safeguard the rural character of the locality in accordance with Policies D2 and D19 of the Sedgemoor Local Plan 2011-2032.

- 5 The building hereby approved shall not be brought into use unless the fencing and planting shown on the drawings hereby approved has been fully

implemented. Thereafter, all fencing shall be retained and any plants that die or fail within 5 years shall be replaced in the following planting season.

Reason: To safeguard the rural character of the area in accordance with Policies D2 and D19 of the Sedgemoor Local Plan 2011-2032.

Schedule A

Location Plan Drg No. J2303401

Block Plan Drg No. J2303402

Proposed Block Plan Drg No. J2303403

Proposed Plans & Elevations Drg No. J2303404

DECISION
