

<b>Application Details</b>	
Application Reference Number:	19/22/0023
Application Type:	Full Planning Permission
Earliest decision date:	28 October 2022
Expiry Date	02 December 2022
Extension of time	NA
Decision Level	Chair
Description:	Erection of a detached garage with store and office above at Deep Springs, Village Road, Hatch Beauchamp
Site Address:	DEEP SPRINGS, VILLAGE ROAD, HATCH BEAUCHAMP, TAUNTON, TA3 6TH
Parish:	Hatch Beauchamp
Conservation Area:	Not Applicable
Somerset Levels and Moors RAMSAR Catchment Area:	Within
AONB:	Not Applicable
Case Officer:	Briony Waterman
Agent:	Williams Planning Ltd
Applicant:	MR R MILLER
Committee Date:	16/05/2023
Reason for reporting application to Committee	Agent submitting the application is an agency member of staff, working in the Employment, Economy and Planning Service.

## **1. Recommendation**

1.1 That permission be GRANTED subject to conditions.

## **2. Executive Summary of key reasons for recommendation**

2.1 The proposal is considered to comply with policy and would and not have an adverse impact upon the neighbouring properties. Amended plans have been submitted to take into account the comments received from the Parish Council and reduce the height by approximately 1m. The proposals were re consulted on and no further comments were received.

### **3. Planning Obligations and conditions and informatives**

#### 3.1 Conditions (full text in appendix 1)

3.1.1 Time limit - 3 years

3.1.2 Drawing numbers

3.1.3 Garage retained for parking

3.1.4 Office for ancillary use only

#### 3.2 Informatives (bullet point only)

3.2.1 Proactive Statement

### **4. Proposed development, site and surroundings**

#### 4.1 Details of proposal

Erection of a detached garage with store and office above and following amended plans the structure measures approximately 7m in height 9.4m wide and 7.1m deep. It would be constructed in red brick with a Breckland brown double roman tiles.

#### 4.2 Sites and surroundings

The site is located between the highway and the dwelling and there is mature hedging along the boundary. The site lies within the village of Hatch Beauchamp.

### **5. Planning (and enforcement) history**

<b>Reference</b>	<b>Description</b>	<b>Decision</b>	<b>Date</b>
19/18/0010	Replacement of garage	Conditional approval	12/09/2018

### **6. Environmental Impact Assessment**

NA

### **7. Habitats Regulations Assessment**

The site lies within the catchment area for the Somerset Moors and Levels Ramsar site. As competent authority it has been determined that a project level appropriate assessment under the Conservation of Habitats and Species Regulations 2017 is not

required as the Council is satisfied that as the proposed development is the erection of a detached garage it does not increase nutrient loadings at the catchment's waste water treatment works. The Council is satisfied that there will be no additional impact on the Ramsar site (either alone or in combination with other plans or projects) pursuant to Regulation 63(1) of the Habitats Regulations 2017.

## 8. Consultation and Representations

Statutory consultees (the submitted comments are available in full on the Council's website).

8.1 Date of consultation: 07 October 2022

8.2 Date of revised consultation (if applicable): 07/03/2023

8.3 Press Date: NA

8.4 Site Notice Date : 26/10/2022

8.5 **Statutory Consultees** the following were consulted:

Consultee	Comment	Officer Comment
HATCH BEAUCHAMP PARISH COUNCIL	The proposed development exceeds the height of the bungalow and not felt to be in proportion. Alternative storage facilities already exist for a campervan on the premises. There is an adverse impact on residential sight lines.	Comments are noted.  No comments have been received following the re consultation.
SCC - ECOLOGY	No comments received	
SCC - TRANSPORT DEVELOPMENT GROUP	Standing advice	

8.6 **Internal Consultees** the following were consulted:

Consultee	Comment	Officer comment
NA		

## 8.7 Local representations

Neighbour notification letters were sent in accordance with the Councils Adopted Statement of Community Involvement.

One letter has been received making the following comments (summarised):

### 8.7.1 Summary of objections

- Replaces a lapsed application for a garage which was significantly smaller in size and height and did not include the office and additional storage
- Proposed garage plan does not truly represent the required building height headroom required to accommodate a motorhome and office space, if it did it would exceed the height of the bungalow and be clearly visible from the highway
- Existing barn structure would adequately store the motorhome mentioned in the application
- Object and question the need for a more "modern office accommodation and storage space".
- Plans to continue running his building business and is asking the planning authority to condone a subversive change of use to a business use environment
- Obvious that the site has been used as a business
- Accident whilst turning into the property, increase use of the property by office/building supply vehicles can only increase the likelihood of further accidents
- 2018 application is more in keeping that the current proposal
- Climate Emergency Checklist offers conflicting answers.

No new letters have been received since the amended plans have been submitted.

## 9. Relevant planning policies and Guidance

Section 70(2) of the Town and Country Planning Act 1990, as amended ("the 1990 Act), requires that in determining any planning applications regard is to be had to the provisions of the Development Plan, so far as is material to the application and to any other material planning considerations Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) ("the 2004 Act") requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The site lies in the former Taunton Deane area. The Development Plan comprises the Taunton Deane Core Strategy (2012), the Taunton Site Allocations and Development Management Plan (SADMP) (2016), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015) and Somerset Waste Core Strategy (2013).

As a result of local government reorganisation Somerset Council was established from the 1 April 2023. The Structural Change Order agreeing the reorganisation of local government requires the Council to prepare a local plan within 5 years of the 1 April 2023 and the Council will be bringing forward a Local Development Scheme to agree the timetable for the preparation of the local plan and scope in due course.

Relevant policies of the development plan in the assessment of this application are listed below:

DM1 - General requirements,  
D7 - Design quality,  
A1 - Parking Requirements,  
CP8 - Environment,

#### Supplementary Planning Documents

Public Realm Design Guide for the Garden Town, December 2021

District Wide Design Guide, December 2021

Other relevant policy documents:

Somerset West and Taunton Council's Climate Positive Planning: Interim Guidance Statement on Planning for the Climate Emergency (March 2022).

#### 9.1 National Planning Policy Framework

The proposal is considered to accord with the general principles of the NPPF.

### **10. Material Planning Considerations**

The main planning issues relevant in the assessment of this application are as follows:

#### 10.1.1 The principle of development

The principle of a garage in this location was established under application 19/18/0010. It is noted that the current proposal is larger and now contains a home office.

Policy DM1 (d) of the Taunton Deane Core Strategy states that "*the appearance and character of any affected landscape, settlement, building or street scene would not be unacceptably harmed by the development*". The proposal is not considered to impact upon the area given that it is located within the residential curtilage of an existing building within the settlement limits.

The proposal is therefore, considered acceptable in principle.

#### 10.1.2 Highways

The proposal for a garage on the site is not considered to have an impact upon the highway network as it increases the parking capacity at the site whilst not impacting on the access or turning arrangements. It is therefore considered not to have a detrimental impact upon the highway network.

#### 10.1.3 Visual amenity

Whilst the height of the proposal is larger than that previously permitted this is to accommodate a motorhome with an office above, which allow the removal of the the motorhome from land outside the residential curtilage. The proposed garage will sit between the highway and the main dwelling. This area is characterised by a number of different dwelling styles and plot sizes with buildings sitting almost adjacent to the boundary or set back into the plot and it is considered that the proposed garage will be read in context with the surrounding streetscene.

The proposal will be largely screened by the existing road side hedge and will form part of the built form within the site and along this stretch of highway. The use of red brick and double roman tiles is considered to complement the surroundings. It is therefore considered that the proposal would not have an adverse impact upon the visual amenity of the area. Amended plans have been submitted in response to the comments received over the size of the garage. The plans show a reduction in the height and the width of the garage whilst still remaining a functioning space for the storage of motorhomes.

#### 10.1.4 Residential amenity

Due to the location, to the north west of Deep Springs, there are no near neighbours to the north and south and the property "Ladymead" to the west is separated by the main road which runs through the village. Therefore, the proposal it is not considered to have an impact upon the residential amenity of the neighbouring properties, The existing dwelling maintains sufficient amenity space.

#### 10.1.5 Additional comments

Comments received suggest that the office will be used to run the business which is a change of use, however it is considered that the proposed office would be de minimus with the main use of the site being residential. Each application is determined upon its own merits and it is considered that in this instance the

addition of an office would not require a change of use application. Comments were received questioning the need for the home office, however this is considered an acceptable use of space and increasingly common since the Covid-19 pandemic.

## **11 Local Finance Considerations**

### **11.1 Community Infrastructure Levy**

Residential extensions of 100 sqm or larger are CIL liable.  
This proposed development measures approximately 124 sqm.

The application is for residential development outside the settlement limits of Taunton and Wellington where the Community Infrastructure Levy (CIL) is £125 per square metre. Based on current rates, the CIL receipt for this development is approximately £15,500.00. With index linking this increases to approximately £22,000.00.

## **12 Planning balance and conclusion**

12.1 The general effect of paragraph 11 of the NPPF is that, in the absence of relevant or up-to-date development plan policies, the balance is tilted in favour of the grant of permission, except where the policies within the NPPF that protect areas or assets of particular importance provides a "*clear reason for refusing the development proposed*" or where the benefits of the proposed development are "*significantly and demonstrably*" outweighed by the adverse impacts when assessed against the policies in the NPPF taken as a whole.

12.2 For the reasons set out above, having regard to all the matters raised, it is therefore recommended that planning permission is granted subject to conditions.

In preparing this report the planning officer has considered fully the implications and requirements of the Human Rights Act 1998 and the Equality Act 2010.





## Appendix 1 – Planning Conditions and Informatives

### Conditions

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A1) DrNo DR-A-050-001 Rev A Plans, Elevations & Section

(A1) DrNo DR-A-050-002 Site,Block & Location Plan

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

3. The parking spaces in the garage hereby approved shall at all times be kept available for the parking of vehicle/s and shall be kept free of obstruction for such use.

Reason: To retain adequate off-street parking provision in the interests of highway safety.

4. The garage and office hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling currently known as Deep Springs.

Reason: To prevent the building being occupied separately to the main dwelling.

### Notes to applicant.

- . In accordance with paragraph 38 of the National Planning Policy Framework 21 the Council has worked in a positive and creative way and has imposed planning conditions to enable the grant of planning permission.