

10/2006/001

MR & MRS A DAWE

**CHANGE OF USE OF LAND AND ERECTION OF GARAGING, IMPLEMENT SHED AND PARKING AT WESTERCOMBE FARM, CHURCHSTANTON AS AMENDED BY LETTER AND PLAN DATED 24TH JANUARY, 2006**

18243/15005

FULL

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**PROPOSAL**

The proposal is for the change of use of a small area of land to allow for the erection of a garage and implement shed with parking and a new field access at Westercombe Farm. The site was chosen as this was a visually sheltered location from the open countryside, the existing vehicular access can be used, car parking and turning would be within the existing curtilage and a building would form a sympathetic 'gateway' on the road frontage.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY no objection. In the event of permission I recommend conditions re parking for domestic use, hard surface to access for first 5 m, entrance gates to open inward, gradient, disposal of surface water and note re highway permit.

LANDSCAPE OFFICER subject to being outside the canopy spread of the Ash tree it should be possible to accommodate the proposals without detrimentally affecting the character of the AONB. For clarity it would help to have the tree and its spread accurately plotted. Slate is the usual roofing material rather than tiles as suggested on the elevations.

PARISH COUNCIL whilst it does not object to the proposal to erect garaging, implement shed and parking it is prepared to accept option B only as the option which will have by far the least impact on the character of the area. The applicant's views - Design Analysis - state the building form of Option B would not be sympathetic to the old farmhouse. The Council feels that the building form can be tailored to sympathise with what remains of the old farmhouse. Similarly 'windows would be blocked out etc' is a problem that does not appear insurmountable. An additional separate building as proposed in Options A and C would be unacceptably intrusive in this Area of Outstanding Natural Beauty. Option A would be particularly visible from most parts of the valley.

**POLICY CONTEXT**

RPG10 - Regional Planning Guidance for the South West

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 - Sustainable Development, STR6 - Development Outside Towns, Rural Centres and Villages, POLICY 3 - Areas of Outstanding Natural Beauty

Taunton Deane Local Plan Policies S1 - General Requirements, S2 - Design, S7 - Outside Settlements, H18 - Ancillary Accommodation, EN10 - Areas of outstanding Natural Beauty.

## **ASSESSMENT**

The proposal is for the erection of a garden and agricultural implement store as well as garaging to serve the existing farmhouse at Westercombe Farm. The building is 11.3 m x 6 m set into the slope. Previous permission for an extension to the house was granted in 2001. The main issue is the impact on the character of the dwelling and the AONB.

Three alternative options have been looked at in terms of the siting of any garage and store building. Advice given prior to the application being submitted was that option C was preferred as this was the most advantageous in terms of reducing the impact on the countryside and of the design of the existing farmhouse.

As identified by the Parish Council the first option would be on agricultural land and be prominent in the countryside. The second option preferred by the Parish involves extending the existing house to incorporate the garage and storage required. This however would involve a re-design of the existing extension already built and would create a significant extension that would detract from the character of the existing building. It is considered that a detached out building as currently proposed (option C) is by far the better design approach to provide garaging and an implement store here. The building would be seen in relation to the existing house and barn conversions on the opposite side of the road and would not be visually prominent in landscape terms. The gable of the building adjacent to the road has been lowered to lessen its impact. The building would be visible from the road but only when close to and passing the site and not in long distance public views. This view is supported by the Council's Landscape Officer.

In summary the proposed building is considered acceptable in terms of its design and visual impact on the landscape and not to affect the character of the AONB and is recommended for approval.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of time limit, materials, landscaping, sample stone panel, retention of garaging and store use only, access to be hardsurfaced, gates to open inwards. Note re highway permit.

REASON(S) FOR RECOMMENDATION:- The proposed building is considered to comply with Taunton Deane Local Plan Policies S1, S2 and EN10 and materials considerations do not indicate otherwise.

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.**

**CONTACT OFFICER: 2456 MR G CLIFFORD**

NOTES: