

26/13/0004

MR M PERSEY

VARIATION OF CONDITION NO. 2 (MATERIALS) TO APPLICATION NO. 26/10/0001 AT GRANGE FARM, NYNEHEAD

Grid Reference: 314397.123553

Removal or Variation of Condition(s)

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RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

RECOMMENDED CONDITION(S) (if applicable)

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

(A3) DrNo 13/09/121 Elevations

and the following plans approved pursuant to application 26/10/0001:

(A2) DrNo 13/09/20 Floor plans

(A2) DrNo 13/09/22 Roof and site plan

(A4) Location Plan

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

2.
 - (i) The landscaping scheme submitted to and approved by the Local Planning Authority pursuant to condition (3) of planning permission shall be implemented as part of this development.
 - (ii) The scheme shall be completely carried out within the first available planting season from the date of commencement of the development, or as otherwise extended with the agreement in writing of the Local Planning Authority.
 - (iii) For a period of five years after the completion of each landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with Taunton Deane Core Strategy

Policy CP8.

3. The occupation of the dwelling shall be limited to a person solely or mainly working, or last working in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

Reason: The site lies in area where new development is generally restricted to that for which there is a proven need in accordance with paragraph 55 of the National Planning Policy Framework.

4. Only those materials specified in the application shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with Policy DM1 of the Taunton Deane Core Strategy.

5. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 ("the 1995 Order") (or any order revoking and re-enacting the 1995 Order with or without modification), no extensions (including extensions to the roof) or other alterations shall be carried out to the dwelling other than that expressly authorised by this permission shall be carried out without the further grant of planning permission.

Reason: To enable the Local Planning Authority to control the size of the dwelling, to ensure that it remains commensurate to the needs of the holding, in accordance Paragraph 55 of the National Planning Policy Framework.

6. The garage hereby permitted shall be used only for the parking of motor vehicles in association with the development hereby permitted and shall not be used as any habitable living accommodation.

Reason: To enable the Local Planning Authority to control the size of the accommodation available, to ensure that it remains commensurate to the needs of the holding, in accordance with paragraph 55 of the National Planning Policy Framework.

Notes to Applicant

PROPOSAL

This application seeks to change the approved finish of an agricultural workers dwelling from facing brick to one of render, still under a blue/black fibre cement slate roof.

SITE DESCRIPTION AND HISTORY

The site is an agricultural worker's dwelling that was permitted under application 26/10/0001. Development has commenced on site. The site is an isolated farm between Nynehead and Milverton. A large solar park was permitted earlier this year on land to the north of the main farm complex.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP – No observations to make on this application.

NYNEHEAD PARISH COUNCIL – Object – the change from facebrick to render will look very obtrusive within the countryside environment.

Representations

One letter of OBJECTION received raising the following points:

- This large house needs to blend into the countryside.
- Some properties in Nynehead overlook this site which will be seen in the middle-distance as part of a panorama from Langford Budville Church, Milverton church, Willet Hill and the Quantock Hills.
- The large Solar Farm at Grange Farm has already spoilt the countryside in addition to three large barns, mobile chicken houses and soon this house. Good quality facing brickwork similar in colour to the local red sandstone would be more appropriate.

PLANNING POLICIES

DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,
CP8 - CP 8 ENVIRONMENT,
DM2 - TD CORE STRATEGY - DEV,

LOCAL FINANCE CONSIDERATIONS

The development of this site would result in payment to the Council of the New Homes Bonus.

1 Year Payment

Taunton Deane Borough Council (Lower Tier Authority) £1079

Somerset County Council (Upper Tier Authority) £270

6 Year Payment

Taunton Deane Borough Council (Lower Tier Authority) £6474

Somerset County Council (Upper Tier Authority) £1619

DETERMINING ISSUES AND CONSIDERATIONS

The principle of development has been established by the previous grant of planning permission and, indeed, development has commenced on site. The application simply proposes to change the facing material from brick to render, so its acceptability will depend on the impact of this change in material.

The Parish Council and one local resident have objected on the basis that a rendered dwelling would be more intrusive in the open countryside than brick. It is true that a white or cream dwelling may stand out more than a darker, more recessive brick. However, there are limited medium-range public vantage points at which the site would be visible from – including the access on the Nynehead-Milverton Road (where the dwelling will be largely below an intervening crest), and a public footpath to the north and east. At close range, the dwelling would be apparent whatever the material and from further afield it would be seen as part of the farmstead. The slate roof would be retained and this would likely be the most apparent feature in the wider views.

Rendered dwellings do form part of the local vernacular for isolated farm dwellings, probably more so than brick, so it is difficult to argue that a rendered finish is somehow inappropriate. It may be more visible in the panorama from the objector's own dwelling, at a medium-range distance from the site, but this is not considered sufficient to warrant refusal of the application.

As this will result in the grant of a new planning permission, it is necessary to reiterate previous planning conditions. A time limit is not necessary, however, as development has commenced.

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

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