

48/17/0064

MISS F WEBB

Erection of extension to rear of garage, installation of cctv system, replacement of shed with glass house and replacement of side boundary gate at The Old Dairy, Dyers Lane, Bathpool

Location: THE OLD DAIRY, DYERS LANE, BATHPOOL, TAUNTON, TA2 8BZ

Grid Reference: 325313.126259

Full Planning Permission

Recommendation

Recommended decision: Conditional Approval

Recommended Conditions (if applicable)

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:

(A2) Proposed Garage Extension
(A2) Proposed Glasshouse and Gates
(A3) Proposed Installation of CCTV Cameras
(A4) Location Plan
(A4) Site plan
(A4) Proposed Glasshouse Proposed Rear (North) Elevation
(A4) Proposed Garage Extension Side (West) Elevation

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

Notes to Applicant

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission.

Proposal

The application proposes the following works:

- Extension to existing garage - the extension measures approximately 3m by 6m and is located at the rear of the existing garage. The extension is proposed to be constructed in render with a pitched slate roof over
- Installation of CCTV - four cameras are proposed to the front side and rear, located at eaves level on the timber barge board
- Installation of timber double gates - the gates are proposed to replace an existing timber boarded fence and to provide access to a single driveway
- Erection of a glasshouse - the existing shed and potting house located adjacent to the boundary wall are proposed to be removed and replaced with a traditional glass house. The glasshouse is proposed to have a rubble stone plinth with a timber frame and a pitched roof. The glasshouse would measure approximately 2.3m by 7.6m.

Amended plans were received on 26 February 2018 amending the location of the access door.

The application is to be considered by the committee as the applicant is a member of staff and the application is recommended for approval.

Site Description

The site lies to the east of Dyers Lane and the application site is one of a complex of converted farm buildings, originally part of the Grade II listed Birds Farm. The site is surrounded by agricultural land, but is however closely located to the Monkton Heathfield development.

Relevant Planning History

48/02/0019/FUL - Conversion of barns to three dwellings - Approved 19 June 2002
48/08/0007/LB - Retention of satellite dish - Approved 31 March 2008
48/16/0073/LE - Lawful Development Certificate for existing domestic shed/outbuilding - Approved 1 December 2016

Consultation Responses

WEST MONKTON PARISH COUNCIL - Parish Council supports this application

HERITAGE - comments awaited

Representations Received

None

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for Taunton Deane comprises the Taunton Deane Core Strategy (2012), the Taunton Site Allocations and Development Management Plan (2016), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below.

DM1 - General requirements,
D5 - Extensions to dwellings,
CP8 - Environment,
DM2 - Development in the countryside,

This takes into account the recent adoption of the SADMP.

Local finance considerations

Community Infrastructure Levy

The application does not attract an infrastructure levy.

Determining issues and considerations

The main issues to consider are the potential impact of the development on the amenity of nearby residential properties.

Policy D5 sets out the criteria for extensions to existing dwellings. The extension to the garage is in keeping in form and character and would not be visible outside the site. The glasshouse replaces an existing building and is to be of traditional design and construction. The proposed gates will be of a similar appearance to the existing fence in terms of height and materials and would have no greater impact on the visual amenities of the locality.

The CCTV cameras are small in scale and discretely located near the eaves of the dwelling. The amenity, parking and turning areas will not be affected by the development.

Policy DM2 of the Core Strategy requires development to be of a scale, design and layout compatible with the rural character of the area.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act requires that special regard is paid to the desirability of preserving the listed building, its setting and any features of historic or architectural interest when deciding whether to grant planning permission.

It is considered that the development complies with the adopted policies and approval is recommended.

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

Contact Officer: Denise Grandfield