

10/2004/019

MR H WELSH

**VARIATION OF CONDITION 03 OF PLANNING PERMISSION 10/1988/023 TO ALLOW ACCOMMODATION TO BE USED AS HOLIDAY LET AND DELETION OF LINK AT NORTHDOWN HOUSE, CHURCHINFORD (RE-SUBMISSION OF APPLICATION 10/2004/010) AS AMENDED BY FAX DATED 10TH SEPTEMBER, 2004**

21137/13866

FULL PERMISSION

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**PROPOSAL**

The proposal is for variation of Condition 03 of planning permission 10/1988/023 to allow ancillary accommodation to be used as a holiday let and deletion of link. The footprint of the proposal is the same as that on the approved drawing. The elevations show minor changes with re-positioned windows and doors. The amended plan indicates a different layout for the garages and store, with the provision of two parking/garage spaces. The existing access will be retained. A previous planning application for use as separate dwelling was refused under delegated powers in June.

**CONSULTATIONS AND REPRESENTATIONS**

TOURISM OFFICER support the application and can clarify the demand for tourism units within the area.

PARISH COUNCIL are of the opinion that the proposal should be refused. Previous refusal reasons equally valid.

**POLICY CONTEXT**

Taunton Deane Local Plan Revised Deposit EN10 Development which would affect the landscape, character and appearance of AONBs will not be permitted. Within AONBs development will be strictly controlled to preserve and enhance their natural beauty. EC3 Conversion of rural buildings. Outside the defined limits of settlements, the conversion of buildings to tourism use will be permitted, provided that: (A) the building proposed to be converted is of permanent and substantial construction, and:- (1) has a size and structure suitable for conversion without major rebuilding, or significant extension and alteration or extension; and (2) has a form, bulk and general design in keeping with its surroundings; and (3) is sited near a public road; (B) and the proposal would:- (1) not harm the appearance, nature conservation and historic heritage or surroundings of the building; (2) be compatible with the rural character and landscape quality of the area, taking account of any visual improvements proposed; and (3) not harm the residential amenity of neighbouring properties or highway safety and adequate arrangements can be made for the provision of services; and (4) not lead to a dispersal of activity on such a scale as to prejudice town and village vitality.

Somerset & Exmoor National Park Joint Structure Plan Policy 3 AONBs; priority is to preserve and enhance the landscape. Policy 23 Tourism Developments in settlements. STR6 Development in open countryside

## **ASSESSMENT**

It has been agreed by Taunton Deane Borough Council that the application 10/1988/023 has been part implemented but is not completed. The building is being used as storage/ancillary accommodation for the Northdown House but the external alterations have not yet been undertaken. This change of use of the building to a holiday let meets the requirements set in Policy EC3 of Taunton Deane Local Plan Revised Deposit 2000. It is considered that the proposed use will not affect the amenities of the nearby residential properties or of the site itself, nor detract from the visual amenity of the AONB that it is situated within.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of time limit, materials and holiday let only. Notes as on original 1988 permission.

REASON(S) FOR RECOMMENDATION:-The proposed holiday let is considered acceptable in principle and would not harm either visual or residential amenity. The proposal is in accordance with Taunton Deane Local Plan Revised Deposit Policy EC3.

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

**CONTACT OFFICER: 356313 MRS F WADSLEY**

NOTES: