

14/2006/029

MR & MRS C REYNOLDS

**ERECTION OF DETACHED GARAGE AND STORE WITH HOBBY ROOM ABOVE  
AT LASHPOOL BUNGALOW, CREECH HEATHFIELD, TAUNTON**

329030/126582

FULL

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**PROPOSAL**

Lashpool Bungalow is situated at the end of Charlton Road, alongside the Taunton and Bridgwater Canal. The site comprises a detached bungalow with surrounding gardens and a paddock to the rear.

Recent permission has been granted for a loft conversion with dormer windows and a side extension to replace the existing garage. The proposal is for a detached building to provide three garage spaces with a hobby room above. The building will be positioned to the south west of the dwelling, alongside the paddock and will measure 9.144 m x 5.486 m. It will be timber framed, with clay roof tiles and have a maximum height of 6.630 m. On the canal side elevation there will be an external stairway and decking area providing access to the first floor hobby room. There will be rooflights to the front and rear and a window in the north west gable.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY if permitted, recommends conditions to restrict use to ancillary accommodation.

PARISH COUNCIL does not object/supports the proposal.

**POLICY CONTEXT**

Taunton Deane Local Plan Policy S1 (D) the appearance and character of any affected landscape, settlement, building or street scene should not be harmed as a result of the development.

Policy S7 Outside defined settlement limits, new building will not be permitted unless it maintains or enhances the environmental quality and landscape character of the area and: (A) is for the purposes of agriculture or forestry; (B) accords with a specific development plan policy or proposal; (C) is necessary to meet a requirement of environmental or other legislation; or (D) supports the vitality and viability of the rural economy in a way which cannot be sited within the defined limits of a settlement.

Policy EN25 Development which would harm the landscape, character and wildlife and recreational potential of the water environment will not be permitted.

## **ASSESSMENT**

The proposed building is to replace existing outbuildings on the site. The applicant feels that the existing outbuildings are not suitable for his requirements.

The proposed building is positioned some distance behind the dwelling and would relate well to the existing dwelling. Therefore it must be considered as a new building within the countryside. There is no agricultural nor forestry need for the building and it does not support the viability and vitality of the rural economy. Due to the proximity of the site to the Taunton and Bridgwater Canal, plus its elevated position on the hillside, the building will be visible from the canal and the surrounding countryside.

The building is considered to be very large in relation to the size of the dwellinghouse. With the recent approval for the extensions and enlargement of the dwellinghouse there is little justification for the need of an additional hobby room. If the applicants have decided that they need a garage after all maybe it would be more appropriate if they revise their proposals for the alterations to the dwellinghouse so an integral garage is included. If an ancillary building is required it should be a much smaller building (i.e. single storey) and much better related to the dwellinghouse.

## **RECOMMENDATION**

Permission be REFUSED for the reason that the site lies within the open countryside where it is the policy to restrict new building unless it maintains or enhances the environmental quality and landscape of the area and (A) is for the purposes of agriculture or forestry; (B) accords with a specific development plan policy or proposal; (C) is necessary to meet a requirement of environmental or other legislation; or (D) supports the vitality and viability of the rural economy in a way which cannot be sited within the defined limits or a settlement. In the opinion of the Local Planning Authority the proposal does not meet the above criteria and is therefore be contrary to Taunton Deane Local Plan Policy S7.

**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: