

25/2004/020

MR M GODWIN

ERECTION OF DETACHED DOUBLE GARAGE AT WILLOW BARN, HARNHAM COURT, NORTON FITZWARREN.

17170/26020

FULL PERMISSION

PROPOSAL

The proposal provides for the erection of a double garage within the orchard area adjacent to a complex of barn conversions. The walls are to be clad in tanalised waney edge boarding and the roof to be covered in reclaimed clay pantiles, all to match the barn conversions.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection from a highway point of view.

CONSERVATION OFFICER remote location, divorced from the complex of approved conversion of barns. Concern also re precedent if approved. RIGHTS OF WAY OFFICER development is not on the public footpath.

PARISH COUNCIL object because there is insufficient justification for the erection of a garage on land not directly adjacent to or within the curtilage of the property it will serve. The property already has a garage. Concerns are expressed that such a development on a Greenfield site would establish a precedent for such development elsewhere.

POLICY CONTEXT

Policy STR6 states that development outside towns, rural centres and villages should be strictly controlled and restricted to that which benefits economic activity, maintains or enhances the environment and does not foster growth in the need to travel.

WD/SP/2 of the West Deane Local Plan states that outside defined settlement limits, development will not be permitted unless it is for the purposes of agriculture or forestry or accords with a specific development plan policy or proposal.

Policy S1 of the Taunton Deane Local Plan Revised Deposit includes general requirements for new developments. Policy S2 of the same plan provides guidelines for the design of new developments. Policy S8 of the emerging Taunton Deane Local Plan states that 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 meets certain criteria.

ASSESSMENT

The site for the proposal is within the orchard area to the north of the barn conversions at Harnham Farm. The latter scheme is providing for the conversion of the barns to 7 dwellings. The conversion works for Willow Barn include provision of a double garage within the conversion works. The proposed garage is located approximately 33 metres from the barn conversion and I do not consider that the proposed garage will adversely impact on the surroundings of the barn conversion. Although it would be located in a relatively isolated position, it is within an area with orchard trees which will soften its impact. The materials are to be in keeping with the materials on the barn conversions. A previous application for a stable block and garage for one of the other barn conversions, also within the orchard area, was granted under delegated powers earlier this year. I consider the current proposal to be acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit and materials.

REASON(S) FOR RECOMMENDATION:- The proposal accords with Taunton Deane Local Plan Revised Deposit Policies S1, S2 and S8 and is not considered to cause harm to the local character or surroundings of the adjacent barn conversions or any residential amenity.

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

CONTACT OFFICER: 356461 MR J HAMER

NOTES: