

APPEAL DECISION FOR COMMITTEE AGENDA – 19 OCTOBER 2011

APPEAL	PROPOSAL	REASON(S) FOR INITIAL DECISION	APPLICATION NUMBER	DECISION
APP/D3315/A/11/2149808	CHANGE OF USE OF LAND TO DOMESTIC, CONSTRUCTION OF SWIMMING POOL WITH ASSOCIATED POOL HOUSE AND WORKS AT COURT PLACE LODGE, ASHBITTLE	It is considered that the proposed development will give rise to an undesirable and detrimental impact upon key views from within the designated Ashbittle conservation area, which is located north of and adjacent to the proposed development site. The proposed swimming pool, hard landscaping and pool house, virtue of their siting, scale mass and built form will introduce features domestic in their appearance within what are key views of the natural landscape to the south of the designated conservation area. The views of the surrounding countryside from within the conservation area are unique to the village of Ashbittle, of intrinsic value and worthy of protection. As a result of the proposed	01/10/0003	The Inspector considered the harm to the character and appearance of the area and the setting of the Ashbittle Conservation Area would be seriously compromised. Users of the swimming pool, together with pool paraphernalia such as sun shades or umbrellas on the terrace, would be seen above the wall. The pool building would also be visible. In the Inspector's opinion the introduction of suburban domestic features and residential activity beyond the defined settlement limits would be a dissonant intervention that would seriously compromise the intimate relationship of the settlement to its pastoral context which is essential to the setting of the Ashbittle Conservation Area and its significance as a heritage asset. The appeal was DISMISSED.

		<p>development, the key views will be severely disrupted by the introduction of inappropriate development that is out of keeping with the natural character and appearance of the open countryside. The perceived harm arising from the proposed development is not considered to outweigh any wider benefits that may be associated to the proposal and therefore it is considered that the proposed development is in conflict with Taunton Deane Local Plan Policy EN14 (Conservation Areas), Somerset and Exmoor National Park Joint Structure Plan Review Policy 9 and Policy HE10 of Planning Policy Statement 5 (Planning for the Historic Environment).</p>		
APP/D3315/A/11/2154230	FORMATION OF HARDSTANDING FOR THE SITING OF A CARAVAN, IN CONNECTION WITH	The proposal would be located within an open low lying and sensitive landscape identified as the Levels Landscape	24/10/0023	The Inspector notes that the site lies within the countryside for the purposes of planning policy and also within the Levels Landscape Character Area where development

	<p>THE MAINTENANCE OF THE ORCHARD, ERECTION OF STORAGE BUILDING AND CREATION OF AN ACCESS TRACK AT DAISY ALICE ORCHARD, WEST SEDGEMOOR ROAD, HELLAND, NORTH CURRY AS AMENDED BY APPLICANTS LETTER DATED 12 OCTOBER 2010, DESIGN AND ACCESS STATEMENT AND ATTACHED PLANS</p>	<p>Character Area in the Development Plan. In the opinion of the Local Planning Authority the creation of the extended access track, the hardstanding and tool store would be out of keeping with and detrimental to that open character and contrary to Taunton Deane Local Plan policy EN12. Members considered that there was insufficient functional need which would overcome this landscape objection.</p>		<p>proposals must be sensitively sited and designed to respect the distinct character and appearance. The proposed concrete hardstanding would be of a significant size and the development would represent a 'hard' and rather suburban feature, out of keeping with this clearly rural area. The Inspector was not persuaded that it would be necessary to be on the site for more than 28 days in any year to adequately maintain and generally tend the orchard. For these reasons he found this proposal would be harmful to the character and appearance of the surrounding area and DISMISSED the appeal.</p>
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TDLP = Taunton Deane Local Plan **SENP** = Somerset & Exmoor National Park