

**APPEAL DECISIONS FOR COMMITTEE AGENDA – 09 APRIL 2014**

APPEAL	PROPOSAL	REASON(S) FOR INITIAL DECISION	APPLICATION NUMBER	INSPECTOR'S REMARKS
APP/D3315/A/13/2207133	OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOR A RESIDENTIAL DEVELOPMENT FOR 30 DWELLINGS AND ASSOCIATED PUBLIC OPEN SPACE AND ALLOTMENTS AT LAND TO THE NORTH WEST OF OVERLANDS, NORTH CURRY	The application site lies outside of the settlement limits of North Curry as defined in the adopted Core Strategy (proposals map) and is therefore considered to be contrary to policies SP1 and DM2 of the Taunton Deane Core Strategy. The proposal does not provide a suitable means for securing the appropriate affordable housing and community and leisure facilities, maintenance of on site facilities, including any Sustainable Urban Drainage scheme for the site, Travel Plan or education contributions	24/13/0032	<p>The Inspector found there was no good reason for refusing the proposal on the grounds of prematurity and concerns about drainage can be addressed by means of a scheme to be agreed by the Council prior to commencement of development as provided for in the S106 Agreement. Furthermore, having regard to the not inconsiderable benefits of the proposal, when weighing these against the less than substantial harm to its setting, the Inspector concluded the proposal would preserve the setting of Manor Farmhouse; nor would it adversely impact on any features of special architectural</p> <p>The Inspector's overall conclusion was the proposal is acceptable and would not conflict with CS Policies SP1 and DM2 or the relevant advice, guidance and</p>

				policies of the Framework promoting sustainable development. The appeal was ALLOWED with suggested conditions.
APP/D3315/D/13/2207667	CHANGE OF USE OF LAND TO INCORPORATE INTO DOMESTIC CURTILAGE, CONVERSION OF OUTBUILDINGS TO FORM LINKED ANCILLARY GRANNY ANNEXE, ERECTION OF FIRST FLOOR, TWO STOREY AND SINGLE STOREY EXTENSION TO THE MAIN DWELLING TO INCLUDE DOUBLE GARAGE AND CONVERSION AND EXTENSION OF ROOF SPACE TO PROVIDE ADDITIONAL ACCOMMODATION AT THE GOLDINGS, RED LANE, CHURCHINFORD	The existing cottage is of traditional character and scale, typical within the landscape of the Blackdown Hills Area of Outstanding Natural Beauty. The proposed extensions, by virtue of their size, scale and design do not respect the style of the existing dwelling and appear as incongruous additions, which totally dominate the traditional cottage and obliterate it's original features, to the detriment of the existing form of the dwelling and the rural beauty of the Blackdown Hills Area of Outstanding Natural Beauty. As such, the proposal is contrary to Policies DM1 (General Requirements) and CP8 (Environment) of the Taunton Deane Core Strategy and retained Policy H17 (Extensions to Dwellings) of the Taunton Deane Local Plan.	10/13/0019	The Inspector was aware the property was not listed but, as it is in an AONB in a prominent roadside location and clearly visible, it would form an incongruous feature that would be at odds with the special qualities of the AONB. He also stated that the large size and complex design and form of the proposed extension would significantly and harmfully alter the host dwelling. The Inspector found that the proposed development would harm the character and appearance of The Goldings and surrounding area, landscape character and scenic beauty of the Blackdown Hills AONB. The Appeal was therefore DISMISSED.