

49/16/0011

MR & MRS E GAINES

Demolition of outbuildings and erection of two storey extension and amenity buildings to be used as ancillary accommodation at Ashbeers Farm, Wiveliscombe Road, Wiveliscombe

Location: ASHBEERS FARM, WIVELISCOMBE ROAD, WIVELISCOMBE,
TAUNTON, TA4 2TH

Grid Reference: 308797.127769

Full Planning Permission

Recommendation

Recommended decision: Conditional Approval

Recommended Condition(s) (if applicable)

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A1) DrNo 2405-309 Existing & Proposed Roof Plans
(A1) DrNo 2405-300 Location & Site Plans
(A1) DrNo 2405-302 Existing & Proposed Elevations 1
(A1) DrNo 2405-303 Existing & Proposed Elevations 2
(A1) DrNo 2405-304 Existing & Proposed Elevations 3
(A1) DrNo 2405-305 Existing & Proposed Elevations 4
(A1) DrNo 2405-306 Existing & Proposed Elevations 5
(A1) DrNo 2405-307 Existing & Proposed Elevations 6
(A1) DrNo 2405-308 Existing & Proposed Elevations 7,8 and 9

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to their installation samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and thereafter retained as such, in accordance with the approved details as above, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not harm the

character and appearance of the area in accordance with Policy DM1 of the Taunton Deane Core Strategy.

4. The accommodation and facilities hereby permitted shall not be occupied or used at any time other than for purposes ancillary to the residential use of the dwelling known as Ashbeers, Wiveliscombe.

Reason: To prevent any form of commercial or business use given the location of the site within the open countryside and to afford adequate protection to the amenity of residents of Ashbeers.

Notes to Applicant

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has granted planning permission.
2. It should be noted that the protection afforded to species under UK and EU legislation is irrespective of the planning system and the developer should ensure that any activity they undertake on the application site (regardless of the need for planning consent) must comply with the appropriate wildlife legislation.
3. **WILDLIFE AND THE LAW.** The protection afforded to wildlife under UK and EU legislation is irrespective of the planning system and any activity undertaken on the tree(s) must comply with the appropriate wildlife legislation.

BREEDING BIRDS. Nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended) and if discovered must not be disturbed. If works are to be carried out during the breeding season (from February to August, possibly later) then the tree(s) should be checked for nesting birds before work begins.

BATS. The applicant and contractors must be aware that all bats are fully protected by law under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Natural Habitats and Species (Amendment) Regulations 2012, also known as the Habitat Regulations. It is an offence to intentionally or recklessly damage, destroy or obstruct access to structures or places of shelter or protection used by bats, or to disturb bats whilst they are using these places.

Trees with features such as rot holes, split branches or gaps behind loose bark, may be used as roost sites for bats. Should a bat or bats be encountered while work is being carried out on the tree(s), work must cease immediately and advice must be obtained from the Government's advisers on wildlife, Natural England (Tel. 0845 1300 228). Bats should preferably not be handled (and not unless with gloves) but should be left in situ, gently covered, until advice is obtained.

Proposal

The application seeks planning permission to redevelop the site at Ashbeers, Wiveliscombe, to provide ancillary accommodation to the North and East of the dwelling. The proposed accommodation within a new building to the North will include new amenity buildings to compliment the existing residential property, including offices, home cinema, store, utility, hot tub/gym and garden store/workshop. The proposal involves demolition of some of the existing outbuildings to the east, which include conservatory, garage, storage rooms and timber greenhouse and the erection of a replacement attached extension to provide utility, WC, store, entertainment area and home cinema at this point, with two offices for personal use above at first floor level within the roof space. The proposal also includes a new hardstanding at the rear of the property to be completed with permeable brick paving. This proposal is basically a resubmission of application 49/14/0057 which was approved by Members in November 2014. The current proposal omits the swimming pool element, thus making the proposal smaller in scale than that which has been approved already. All accommodation and functions would be ancillary and for the personal use of the owners/occupiers of Ashbeers only.

Site Description

The site comprises a two-storey detached dwelling, stone fronted and tile hung at first-floor level, with various outbuildings forming a courtyard to the rear. The site is located between the B3227 to the south and Norden's Meadow to the north. There are agricultural fields within the applicant's ownership to the east and west of the dwelling. The outbuildings would at one stage have been part of the farm, but have not been used for agricultural purposes for some time.

Relevant Planning History

There have been several applications for works and changes of use over the past 25 years, but the most recent and most relevant is that of 49/14/0057 which sought planning permission for the demolition of outbuildings with the erection of a two storey extension and amenity buildings for swimming pool and home cinema. This was approved by Members in November 2014, but the works were not commenced. The permission remains capable of implementation however.

Consultation Responses

WIVELISCOMBE TOWN COUNCIL - Supports the application.

HISTORIC ENVIRONMENT SERVICE- No comments received.

Representations Received

No comments received.

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for Taunton Deane comprises the Taunton Deane Core Strategy (2012), saved policies of the Taunton Deane Local Plan (2004), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below. Policies from emerging plans are also listed; these are a material consideration.

EN21 - TDBCLP - Nationally Important Arc Remains (HISTORIC),
S4 - TDBCLP - Rural Centres (HISTORIC),
WV1 - TDBCLP - North of Style Road (HISTORIC),
H17 - TDBCLP - Extensions to Dwellings,
DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,
EN12 - TDBCLP - Landscape Character Areas,
EN22 - TDBCLP Dev Affecting Sites of County Archaeological Importance,

Local finance considerations

Development measures approx. 478m². The application is for residential development outside the settlement limits of Taunton and Wellington where the Community Infrastructure Levy (CIL) is £125 per square metre. Based on current rates, the CIL receipt for this development is approximately £60,000.00. With index linking this increases to approximately £70,500.00.

The application will not attract any New Homes Bonus.

Determining issues and considerations

Members need to bear in mind that the principle of this development and much of its appearance has already been agreed with the previous proposal approved in November 2014. This application seeks an amendment to that consent by removing the previously approved swimming pool facility. The new (current) proposal is therefore smaller in scale.

It should be borne in mind, as discussed with the previous submission, the existing buildings to the rear of the property are in a poor state of repair and have been created in an ad hoc manner with little consistency in their design and appearance. The removal of these buildings would not affect the character and appearance of the existing dwelling. The extension will be sited over the existing footprint of the existing

outbuildings, albeit with a slight increase in net floor area. It will incorporate materials and design features of the existing dwelling and would make a positive contribution to its appearance. The roof space of the proposed extension will provide office space for the dwelling and cat slide dormers to the front. The siting of the extension along the rear building line of the dwelling will ensure it retains a subservient relationship to the main dwelling.

The proposed new building to house the gym and hot tub will be sited along the western side of the courtyard. The store/workshop will be to the eastern side of the courtyard. As with the replacement extensions the materials and design will reflect that of the existing dwelling. They will be typically barn like in their appearance. The proposed gym building will be linked to the dwelling via a glazed fronted walkway opening to the parking area in the courtyard. The proposed gym/hot tub building is not subservient in size in relation to the footprint of the existing dwelling. The ridge height will be higher than that of the replacement extension but will be approximately 1.8m lower than the main dwelling. However, the use of the same roof pitch as the main dwelling provides consistency in the overall design of the development, and the location of this extension at the rear of the property will help to make it screened from most public visibility.

Whilst the proposed extension and additions are large in terms of their size and footprint, the proposal needs to be considered in the context of its surroundings. In this instance, the design of the proposal, in the form of a courtyard set behind the dwelling, minimises the impact of the proposals. The replacement of the existing outbuildings is of benefit to the appearance of the dwelling. The additional buildings are not considered to significantly detract from the character and appearance of the dwelling and are designed to be in keeping with their surroundings. The site is situated within large grounds and the proposals are not considered to represent over-development of the site. There are no nearby properties to be affected by the proposals.

Having regard to the above matters, the proposed redevelopment of the property is considered to be acceptable, meeting the provisions of policy DM2 of the adopted Core Strategy. It is recommended that planning permission be granted, subject to appropriate conditions similar to those applied to the last application.

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

Contact Officer: Briony Waterman