

48/13/0010

MR A ARSCOTT

**ERECTION OF WOODEN CARPORT AT GREYSTONES, GOOSENFORD,
CHEDDON FITZPAINE**

Grid Reference: 325081.127912

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

The proposal is considered not to have a detrimental impact upon visual or residential amenity and is therefore considered acceptable and, accordingly, does not conflict with Policy DM1 (General Requirements) of the Taunton Deane Core Strategy.

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:

(A4) Side View
(A4) Side Elevation
(A4) Layout Plan
(A4) Location Plan

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

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 with the applicant and has negotiated amendments to the application to enable the grant of planning permission.

PROPOSAL

Erection of a wooden carport to the front left hand side of the property. It will measure 4.5m x 4.5m and will be 2m high at the front sloping to the rear of the car port. Initially, the proposal showed the sides to be clad with waney edge boards however, the applicant has agreed to use Shiplap cladding to give a less rustic effect. Amended plans have been received to this effect and the applicant has confirmed that the rainwater will be collected either from guttering to a soakaway within the curtilage of the property or to a water butt.

The application is being presented to Committee as the applicant is related to a member of staff.

SITE DESCRIPTION AND HISTORY

The bungalow is detached and finished in render above a brick course up to the under edge of the windows. There is a hipped gable section of the bungalow that projects to the front.

The property faces onto an unclassified road and has parking and turning to the front. Opposite the property there is a similar carport that has solid wooden sides and flat roof.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - The proposed development site is outside of any development limit and is therefore remote from any urban area and therefore distant from adequate services and facilities, such as, education, employment, health, retail and leisure. However, the development will not see an increase in vehicle movements and is therefore considered acceptable.

The site lies along Gotton Lane, an unclassified section of highway, to which the national speed limit applies. Traffic movements past the site are low and vehicle speeds are reduced due to the constricted nature of Gotton Lane.

In detail, the application seeks to erect a wooden carport within the curtilage of the site. Having made a site visit and studied the information supporting the planning application, the Highway Authority would like to make the Planning Officer aware that the Highway Authority seeks the following design dimension requirements for car ports:-

Garages/car ports - single 6m x 3m
Garages/car ports - double 6m x 6m

Therefore the Highway Authority request that amend information is submitted to clarify the position of the car port in relation to the site (position on existing site frontage and relation to the public highway) and its dimensions meeting the minimum requirement(s) set out in the Somerset County Council – Parking Strategy, once further information is received the Highway Authority will comment further on the scheme.

WEST MONKTON PARISH COUNCIL - Supports the application

Representations

1 letter as been received from Renfrew Cottage enquiring as to the orientation of the car port, how the rain water will be disposed of, will the site be excavated and the distance from the boundary of the car port

PLANNING POLICIES

DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,

LOCAL FINANCE CONSIDERATIONS

N/a

DETERMINING ISSUES AND CONSIDERATIONS

It is considered that despite the car port being located at the front of the property there will be no adverse impact on the street scene or on the Neighbouring property. The rear of the car port closest to the neighbour, is lower than a standard fence height and is set in from the boundary and is not considered to have an adverse impact on the neighbour. While the car port will be in front of the dwelling closer to the road there are other car ports/garages in the area in a similar position. A car port has previously been erected at the property opposite and is of a similar construction and therefore it would be difficult to resist a similar car port at Grey stones.

Whilst the Highway Authority have raised concerns with regards to the size of the proposed car port there is adequate parking within the site and therefore although the car port does not meet the general requirements in this instance it is not a significant issue. The proposal is not considered to detract from the character of the area and is considered acceptable.

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

CONTACT OFFICER: Mrs S Melhuish Tel: 01823 356462