

26/2005/013

FRANK MEADOWS

**CHANGE OF USE OF AGRICULTURAL LAND TO DOMESTIC CURTILAGE TO THE REAR OF 1-7 BLACKDOWN VIEW, NYNEHEAD.**

14751/23118

FULL

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**PROPOSAL**

The proposal comprises the change of use of agricultural land to form extended gardens to the rear of properties 1-7 Blackdown View. The area of land measures roughly 28 m x 92 m. The applicants supporting statement has indicated that a new stock proof fence with hedgerow planting will form the new boundary.

**CONSULTATIONS AND REPRESENTATIONS**

LANDSCAPE OFFICER please see previous comments regarding landscape impact on similar proposal nearby. Even with proposed mitigation measures I am concerned at the extent of the gardens and the likely imports of garden furniture, play equipment etc. Previous comments are as follows: - The proposal would be out of character with the surrounding countryside and therefore contrary to Policy EN12 and S2.

PARISH COUNCIL does not object subject to conditions controlling fencing, landscaping, limitation of use of domestic curtilage for Blackdown View.

**POLICY CONTEXT**

Somerset and Exmoor National Park Joint Structure Plan Review Policy STR 6 restricts development outside development limits, Policy 5 (Landscape Character) seeks to safeguard the character of the countryside of Somerset.

Taunton Deane Local Plan Revised Deposit Policies S1 and S2 seek, inter alia, to safeguard visual amenity, Policy S1(D) is relevant as it seeks to ensure that the appearance and character of any affected landscape would not be harmed as a result of the development. Policy S7 restricts development outside development limits, Policy EN12 states that development proposals must be sensitively sited and designed to respect the distinct character and appearance of Landscape Character Areas.

**ASSESSMENT**

Planning policy generally restricts the change of use of agricultural land to garden because of the subsequent detrimental visual impact on the land due to the siting of domestic structures, sheds etc and planting of domestic shrubs and trees unless it constitutes either a logical rounding off or where they have a minimal visual impact .

This does not constitute such a rounding off and will appear as an intrusive feature in the landscape.

## **RECOMMENDATION**

Permission be REFUSED on the grounds that the proposal would constitute an undesirable intrusion into the open countryside to the detriment of the visual amenities of the locality, and landscape character of the area. Therefore the proposal would be contrary to Somerset and Exmoor National Park Joint Structure Plan Review Policy 5 and Policy STR6, and Taunton Deane Local Plan Policies S1, S2, S7, and EN12.

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

**CONTACT OFFICER: 356463 MR D ADDICOTT**

NOTES: