

30/2005/036

MR JOHN BIRCH

**ERECTION OF EXTENSION TO UTILITY BLOCK AT FOSGROVE PADDOCK,
SHOREDITCH, TAUNTON.**

22886/20659

FULL

PROPOSAL

Erection of a single storey extension to an existing utility block at Fosgrove Paddock, Shoreditch to provide additional day room space to cook and clean for the gypsy family that live on the site. The extension measures 3.65 m x 7 m and will result in a building 11.87 m x 3.65 m with a render finish and tile roof. The extension for a day room reflects the size of other such facilities for gypsies elsewhere in the district.

CONSULTATIONS AND REPRESENTATIONS

LANDSCAPE OFFICER the proposed extension will be prominent in the local landscape, especially if similar orange tiles are used, and will in my opinion be contrary to EN12. Subject to additional landscaping it may be possible to integrate the proposals into the surrounding landscape.

PARISH COUNCIL the plan says 'dayroom' and submission refers to kitchen. No drainage shown. Distant views. Property is already quite prominent from across hills. Concerned that the extension would be rather visible and intrusive. However at ground level it is well screened (especially in summer). General concern about creeping development on the site.

2 LETTERS OF OBJECTION have been received raising the following issues:-contrary to policy STR6 of the Joint Structure Plan Review and S7 of the Taunton Deane Local Plan; a similar application for an extension of smaller size was refused in 2005; a mobile home of 20 ft x 10 ft has been delivered in the past and a lorry of 30 ft x 10 ft has delivered materials down the lane; the site has permission for a mobile home and two touring caravans not one; they already have 136 sq ft of space which should be sufficient; playroom and school work should take place in the caravan; the proposal would be tantamount to a bungalow; the approvals on site are unfair and except for a gypsy refusals would have resulted for anyone else making similar applications; if granted it will eventually be converted to a bungalow; the proposal doubles the size of the permanent structure while the applicant has reduced the size of his mobile accommodation; the proposal conflicts with policy and will not preserve the landscape in the area.

POLICY CONTEXT

Circular 1/94 Planning for Gypsy and Traveller sites

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 - Sustainable Development, STR6 - Development Outside Towns, Rural Centres and Villages.

Taunton Deane Local Plan Policies S1 - General Requirements, S2 - Design, S7 - Outside Settlements, H14 - Gypsy Sites.

ASSESSMENT

The site is one approved as a permanent gypsy site on a permanent basis in August 2002. At this time the approval included a utilities block, a residential mobile home and two touring caravans for a single gypsy family. The applicant has 3 children and the additional space is required for a day room and kitchen facilities. It is claimed the applicant has had to provide a smaller mobile home on the site and this is not adequate for a growing family and a larger mobile cannot be provided on the site due to transportation problems.

The extension to the building has been re-designed following a previous delegated refusal and the proposal is now a straight extension to the building with no projection so it is less like a bungalow and only a room deep. The area of the total building is just over 40 sq m and this is significantly less than another block quoted at North Curry. In terms of impact on the landscape the extension will project towards the site entrance but will be able to be screened by additional planting. The site is not considered to be prominent in landscape terms and there are only limited views of the existing building. The proposal is not therefore considered to have an adverse landscape impact with additional planting.

The concerns and objections of local residents are noted. However the proposal is not considered to be a large building in comparison to other similar structures elsewhere and the extension is considered to be designed as a block and to minimise landscape impact. The application is therefore recommended for approval.

RECOMMENDATION

Permission be GRANTED subject to conditions re time limit, materials and landscaping. Note re future use complying with conditions on permission 30/02/013.

REASON(S) FOR RECOMMENDATION:- The proposed extension to the utility block to form a day room is considered not to have an adverse visual impact and to comply with Taunton Deane Local Plan Policies S1 and S2.

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

CONTACT OFFICER: 2456 MR G CLIFFORD

NOTES: