

46/2004/012

MR S BATTS & MRS P APPLETON

**CHANGE OF USE OF AGRICULTURAL LAND TO FORM EXTENSION TO GARDEN,
4 WILLOWBROOK COTTAGES, WEST BUCKLAND.**

16797/21526

FULL PERMISSION

PROPOSAL

The proposal comprises the change of use of agricultural land to form an extended garden to the east of the applicants existing garden adjacent to the A38. The area of land measures roughly 65 m x 25 m and culminates with the boundary of the neighbouring property know as Kinetta.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL no objections.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review Policy STR 6 restricts development outside development limits

Taunton Deane Local Plan Revised Deposit Policies S1and S2 seek, inter alia, to safeguard visual amenity. Policy S8 restricts development outside development limits.

ASSESSMENT

Planning policy generally restricts the change of use of agricultural land to garden due to the subsequent detrimental visual impact on the land due to the siting of domestic structures, sheds etc and planting of domestic shrubs and trees. Furthermore this stretch of the A38 is characterised by open spaces between groups of dwellings that could potentially be eroded.

The Local Planning Authority would however consider this form of development favourable where extensions to garden areas would logically round off an existing garden, with minimal impact upon agricultural land and visual intrusion. The latter could be achieved with the applicants garden as presently the garden is triangular in shape. An acceptable solution would be to square off the garden so that the new eastern

boundary is perpendicular to the A38 from the existing frontage thus extending the point at the north boundary eastwards by approximately 10 m. This area could then be used to locate sheds etc and other associated domestic features without detrimentally affecting the visual amenity of the area and maintain the open spaces between groups of dwellings along the A38.

The remaining area of land to the east, although still considered agricultural land, could be used for domestic recreation purposes to a degree, as per a paddock for example, provided that no structures are placed on the land. This could involve "rough" grassing the area provided it would not form a domestic lawn and an allotment area could be formed as the applicants intend.

The applicants have been requested to amend the proposal as per that considered acceptable by the Local Planning Authority but no response has been received to the date of supplying this report.

RECOMMENDATION

Permission be REFUSED on the grounds that , due to the domestication of the land, the proposal would constitute an undesirable intrusion into an attractive area of open countryside to the detriment of the visual amenities of the locality and would therefore be contrary to policy STR6 of the Somerset and Exmoor National Park Joint Structure Plan Review and policies S1, S2 and S8 of the Taunton Deane Local Plan Revised Deposit.

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

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NOTES: