

46/2006/001

MR & MRS WELSHER

**CHANGE OF USE OF AGRICULTURAL LAND TO DOMESTIC CURTILAGE AT  
LAND ADJACENT TO 1 CALWAY COTTAGE, WEST BUCKLAND**

17047/19358

FULL

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**PROPOSAL**

The proposal seeks to change the use of agricultural land to garden/residential curtilage, extending the applicants garden. The existing garden is triangular in shape and the proposal retains this form with the addition of another triangular piece of land. The eastern corner of the existing garden would be extended some 15 m adjacent to the highway, the boundary then returns 5 m perpendicular to the road, into the field and then joins the existing northern point of the garden. The existing garden is approximately 1575 sq m and the proposed additional area measures 750 sq m.

**CONSULTATIONS AND REPRESENTATIONS**

PARISH COUNCIL feel that this development is not appropriate as it is contrary to policy.

**POLICY CONTEXT**

Policies S1 (general requirements), S2 (design) and S7 (development outside settlement limits) of the Taunton Deane Local Plan are relevant to this application.

**ASSESSMENT**

Policy S7 requires that development will not be permitted unless it maintains or enhances environmental quality and landscape character of the area. This extension to garden area is considered modest in scale compared to the existing garden. The character of the garden would also be maintained as the resulting area would be similar in nature to the existing situation. The proposal is therefore not considered detrimental to the visual amenity of the area and would maintain environmental quality and the landscape character of the area.

**RECOMMENDATION**

Subject to the receipt of no further letters of representation raising new issues by 5th April, 2006, the Development Control Manager in consultation with the Chair/Vice be authorised to determine and permission be GRANTED subject to conditions of time limit and boundary treatment. Note re hedge.

**REASON(S) FOR RECOMMENDATION:-** The proposal does not constitute an intrusive feature and is in keeping with character of the rural surroundings in accordance with Taunton Deane Local Plan Policies S1, S2 and S7.

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

**CONTACT OFFICER: 356469 MR R UPTON**

NOTES: