

47/2004/007

MR & MRS SAUNDERS

**ERECTION OF SUMMERHOUSE NEXT TO POND AT ASH LODGE, WEST HATCH, TAUNTON.**

29033/21887

FULL PERMISSION

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**PROPOSAL**

The site comprises a detached dwelling, a stable block and several fields with agricultural use. Within one of the fields to the south of the dwelling a man-made pond has been created. The proposal is for a stone summerhouse, measuring 5 m x 5 m, to be erected along the northern edge of the pond. The maximum height of the summerhouse will be 4.2 m.

**CONSULTATIONS AND REPRESENTATIONS**

PARISH COUNCIL support the application.

ONE LETTER OF REPRESENTATION has been received which does not object to the application but would prefer a wooden style summerhouse.

**POLICY CONTEXT**

Taunton Deane Local Plan Revised Deposit Policy S1 requires development to not harm the appearance and character of any affected landscape. Policy S2 expects proposals to minimise adverse impacts on the environmental and existing land uses likely to be affected and reinforce the local character and distinctiveness of the area, including the landscape. Policy S8 sets out criteria for new development outside defined settlement limits.

**ASSESSMENT**

The main issue in respect to this application is the potential impact it could have upon the character and appearance of the local rural area.

The proposed summerhouse will be partly screened by the existing hedgerows and will not affect the amenities of nearby properties. However, the proposal does constitute a new building in open countryside and must be considered accordingly with the relevant policies in the Taunton Deane Local Plan Revised Deposit. The proposal does not provide for an agricultural or forestry need and does not support the vitality and viability of the rural economy. The site of the summerhouse is outside the curtilage of the dwelling and situated on agricultural land. A permanent brick and stone structure in this location would set a precedent for similar proposals in this area and it would be very difficult to control the use and further development of such structures. The proposal is considered unacceptable due to its design, external appearance and siting. A timber building would be considered more appropriate in this location.

## **RECOMMENDATION**

Permission be REFUSED for the reason that the design, external appearance and siting of the proposed development would result in an intrusion of associated residential development in open countryside, detrimental to the character and visual amenities of the area. The proposal is therefore contrary to Taunton Deane Local Plan Revised Deposit Policies S1, S2 and S8.

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

**CONTACT OFFICER: 356313 MRS F WADSLEY**

NOTES: