

49/2002/037

AGENDA ITEM NO. 28

MR E W HARE

**ERECTION OF SINGLE GARAGE AT WHITE ROCK BARN, WHITEFIELD,
WIVELISCOMBE AS AMENDED BY**

07660/29940

FULL PERMISSION

PROPOSAL

This application is for the erection of a single detached garage within the curtilage of a converted barn (in a complex of similar converted barns where permitted development rights had been removed for ancillary buildings within the curtilage). The building measures 3.3 m wide and 9.5 m long (maximum). The materials are to be block and render with a slate roof to match the existing property.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL concern was expressed that this application might create a precedent for a garage near the barns and the Parish Council request that the design of the garage is in keeping with the barns.

1 LETTER OF OBJECTION raising the following concerns:- the proposed garage is not drawn to scale on the submitted drawing; drawn correctly the garage projects almost up to where my parking space begins, I am submitting a planning application for a single garage, and the parking needs for the 3 properties should be considered in unison to ensure the most harmonious outcome for this sensitive rural location; the proposed rainwater pipes drain from the front of the garage to a proposed soakaway and this must not adversely affect the drainage of my front garden; and any proposed side garage door must not open so as to impede or block the 3 foot wide strip of land that I own.

POLICY CONTEXT

The West Deane Local Plan (adopted May 1997) is the adopted local plan but there are no specific policies for ancillary buildings. The following general Taunton Deane Local Plan Revised Deposit (November 2000) policies are taken on board as there are no specific policies for ancillary buildings:- S1 (General requirements), S2 (Design).

ASSESSMENT

In light of these policies, I consider that the proposal does not affect the appearance or character of the building or the rural scene. It is considered to be of a reasonable design, reinforcing the local character and distinctiveness of the area. The proposal does not harm the residential amenity of neighbouring dwellings or the amenities of the existing property. The form and character of the dwelling are not compromised, as the garage is sufficiently distant from it so as to not affect its setting. The drainage, property ownership rights and ad hoc approach of the parking facilities for each of the properties cannot be addressed as part of this planning application. Amended plans have been requested to accurately show the position of the garage within the site. As such, I recommend that planning permission be granted subject to the relevant conditions and notes.

RECOMMENDATION

Subject to the receipt of satisfactory amended plan, the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of materials as the plans, garage available for the parking of vehicles. Notes re encroachment.

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: