

Mr & Mrs - Palmer
C/o Mr Nick Francis
LSL Architecture Ltd
The Octagon
Stansell Road
Taunton
Somerset
TA1 3GG

**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England)
Order 2015
DETERMINATION OF APPLICATION FOR PLANNING
PERMISSION (HOUSEHOLDER)**

APPLICATION NO 24/02552/HOU

APPLICANT Mr & Mrs - Palmer PARISH: Yeovilton And District

DESCRIPTION: Erection of a replacement side and rear extension with internal alterations along with removal of a section of hedgerow to create additional roadside access with removal of weeping willow in the rear garden.

LOCATION: Orchard Cottage Church Street Limington Yeovil Somerset BA22 8EQ (GR:354050/122346)

In pursuance of powers under the above Acts and Orders the Somerset Council gives you notice that its decision upon your application described above and in the plan(s) which accompanied that application is to:

GRANT PERMISSION FOR THE FOLLOWING REASON:

01. The proposal, by reason of its size, scale and materials, respects the character of the area and causes no demonstrable harm to residential amenity, visual amenity, highway safety or other environmental concerns in accordance with the aims and objectives of Policies SD1, EQ1, EQ2, EQ3, EQ4, TA5 and TA6 of the South Somerset Local Plan (2006-28) and the provisions of the National Planning Policy Framework.

SUBJECT TO THE FOLLOWING CONDITIONS:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans reference:

J24044/ - D.01B DESIGN & ACCESS STATEMENT

APPLICATION NO **24/02552/HOU**

Heritage Statement October 2024

Block Plan J24044 02 B

Proposed Ground Floor Plan J24044 05 H

Proposed First Floor Plan & Elevations J24044 06 H

Location Plan J24044 01 A

Existing & Proposed Street Scene J24044 08

Reason: For the avoidance of doubt and in the interests of proper planning.

03. The external surfaces of the development shall be of materials as indicated in the application form and no other materials shall be used.

Reason: In the interest of visual amenity in accordance with Policy EQ2 of the South Somerset Local Plan (2006-28).

04. The external timber cladding on the extension hereby approved shall be left to weather naturally and shall be selected and installed in accordance with TRADA standards.

Reason: To safeguard visual amenity and the setting of the listed building in accordance with policies EQ2 and EQ3 of the South Somerset Local Plan 2006-28.

Informatives:

01. The developers and their contractors are reminded of the legal protection afforded to bats and bat roosts under legislation including the Conservation of Habitats and Species Regulations 2017. In the unlikely event that bats are encountered during implementation of this permission it is recommended that works stop, and advice is sought from a suitably qualified, licensed and experienced ecologist at the earliest possible opportunity.

02. The developers are reminded of the legal protection afforded to nesting birds under the Wildlife and Countryside Act 1981 (as amended). In the unlikely event that nesting birds are encountered during implementation of this permission it is recommended that works stop until the young have fledged or then advice is sought from a suitably qualified and experienced ecologist at the earliest possible opportunity.



Alison Blom-Cooper MRTPI

Chief Planning Officer

Somerset Council

Date: 16 December 2024

NOTES:

(1) Please read the above condition(s) very carefully. This permission has only been granted on the basis that all of the conditions are fully complied with. Applicants are advised that failure to comply with the requirements of each and every condition as detailed may become the subject of enforcement action by the Council.

(2) The applicant has a right of appeal against this decision, which, amongst other things, is explained in the attached notes. That right of appeal is only available to the applicant; it is not available to those who made representations on the application.

(3) In accordance with paragraph 38 of the NPPF, the council, as local planning authority, approaches decisions on proposed development in a positive and creative way, working proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area by:

- offering a pre-application advice service, and
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

(4) It is the legal responsibility of Somerset Council to issue and register all new postal addresses. If appropriate in this case, please contact the Street Name and Numbering Department at <https://somerset.gov.uk/planning-buildings-and-land/street-naming-and-numbering/> prior to commencement of development for details of the appropriate process.



Somerset Planning
County Hall, Taunton TA1 4DY
Web: www.somerset.gov.uk
Tel: 0300 123 2224

Town and Country Planning Act (as amended) 1990

NOTICE OF COMMENCEMENT

You are requested to notify the Planning Authority **21 days** prior to commencement of development or use of land approved under planning permission **24/02552/HOU**.

Many planning permissions have conditions imposed upon them which require the submission of details prior to commencement of development or use of land. Failure to comply with such conditions prior to commencement may mean that the development becomes the subject of enforcement action by the Council.

Please ensure you notify the Planning Authority prior to starting work (see form below for your convenience).

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NOTICE OF COMMENCEMENT – RETURN FORM

please return this completed form to

To: planningsouth@somerset.gov.uk or post to Planning South, Council Offices, Brympton Way, Yeovil, Somerset BA20 2HT

Planning Permission: **24/02552/HOU** Case Officer **Sophie Murray (Graduate Planning Officer)**

It is intended to implement the above planning permission on:

Date: / / Signed: Print.....

Address

.....

Phone Number Email

APPLICANT: **Mr & Mrs - Palmer**

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