

**Planning Statement in support of Householder Application to Replace Double  
Garage with Workshop Premises Incidental to the Residential Use of the Land**

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**At:**  
Beulah  
Shapwick Road  
Westhay  
Glastonbury  
Somerset  
BA6 9TT

**Supporting submission on behalf of the Applicant:**  
Steven Gunn and Vanessa Gordon

**Statement Prepared by:**  
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**Salmon Planning Company**

**Date:** September 2023

**Reference:** PL.5041

## **1.0 The Proposal**

- 1.1 The application relates to replacing a 5.7 m x 5.8 m brick garage with side lean-to extension, with a larger building. This will be of concrete block and brick construction with weather-boarded horizontal elevations under a black, corrugated steel roof. The new building has a larger footprint: 7 m x 8.9 m and is noticeably taller having a ridge height of 5.9 m compared with the existing garage height of 4.6 m.
- 1.2 The building is principally required to accommodate the Applicant's vintage 1920 steam traction engine and ancillary living van. The Applicant will use the premises to provide maintenance and serving of the machine. It is the Applicant's hobby.

## 2.0 **Planning Assessment**

- 2.1 The replacement building falls within the large domestic curtilage of the Applicants home – Beulah. This is a post-war bungalow, located in open countryside well beyond the built-up limits of Westhay. The nearest neighbour lies opposite, some 45 m from the proposed building.



- 2.2 The issues arising from the proposal are limited to visual impact and potential noise nuisance. In regard to the first issue, the proposal, whilst appreciably taller than the building it replaces, it is 300 mm below the ridge height of the Applicant's dormer bungalow.
- 2.3 The design of the building uses timber cladding above a brick plinth under a black corrugated roof. These materials are in keeping with the site's rural location and will help visually anchor the building in its context. For these reasons, it is judged that the proposal is acceptable in design terms.

- 2.3 The repair and serving of the traction engine and living van is a general industrial activity and a potential source of nuisance. In mitigation, even without this new building, the vehicle would continue to be worked outdoors.
- 2.4 The proposal is a hobby use. The workshop will therefore only be used intermittently and will not be a building resource to be used by third parties.
- 2.5 A planning condition restricting the use of the building to purposes incidental to the domestic enjoyment of the occupiers of Beulah would be acceptable.
- 2.4 With this safeguard in mind, it is unlikely the proposal would cause undue noise nuisance to the neighbouring dwelling.
- 2.5 For the above reasons, it is requested the application is approved and planning permission granted.