



Mr A Dearing
Planning Enforcement Officer
Somerset Council

Date: 19 February 2024

Our Ref: JA M23/PJ198-01

By email only:
andy.dearing@somerset.gov.uk

Dear Mr Dearing

RE: THE OLD COACH HOUSE, 1A RODE HILL, RODE, FROME, SOMERSET, BA11 6PS

RETROSPECTIVE APPLICATIONS FOR PLANNING PERMISSION AND LISTED BUILDING CONSENT FOR EXTENSION TO OUTBUILDING TO FORM GRANNY ANNEXE

I apply for retrospective planning permission and listed building consent for an extension to an outbuilding to form a granny annexe at The Old Coach House, 1A Rode Hill, Rode, Frome, Somerset, BA11 6PS.

I submit the applications on behalf of the landowners Mr and Mrs Tisdale.

These are retrospective applications for extension to the outbuilding (granny annexe) which has already been constructed.

Background

Planning permission and listed building consent was granted for 'Proposed extension to an outbuilding to form a granny annexe' at the property on 28 May 2014 (Mendip District Council ref. 2013/2321/HSE and 2013/2322/LBC).

The 2014 permissions allowed for the footprint of the property to be doubled, with a full extension to the north east of the outbuilding. However, the extension was never built.

A non-permitted extension which is the subject of this application was built during 2020/2021 and substantially completed at the end of 2021. This extension extends to the south east and increases the footprint by approximately 20% only. The change was made due to a realisation that the additional space permitted under the approved extension was 'overkill' and not required, and that a much smaller extension would suffice.

On 16 August 2023, Somerset Council served a Planning Contravention Notice (PCN) on the applicant, which states:

"3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL 2013/2321/HSE 'Proposed extension to existing dwelling to form a granny annexe.'

Breach of Condition 3 of Planning Permission

The development hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known The Old Coach House in Rode and shall not be occupied as a separate dwelling unit.

Reason: The accommodation hereby approved is not capable of independent occupation without adverse impact on the amenities of existing or future residential occupiers."

The applicant liaised with the Planning Enforcement Officer and it was agreed to submit retrospective applications for planning and listed building consent for the constructed extension and to cease letting the property to a third party and instead return it to being “granny annexe”.

Retrospective application proposal and justification

The retrospective application is for the granny annexe, which has already been constructed.

I explain above that the 2014 permissions allowed for the footprint of the property to be doubled, with a full extension to the north east of the outbuilding.

The footprint of the extension that was actually constructed is much smaller than the 2014 permissions. The constructed extension extends to the south east and increases the footprint by approximately 20%. Not only is the footprint of the constructed extension smaller than the permitted extension, the visual impact and any disturbance to residential amenity is no greater than the permitted extension to form a granny annexe.

Please find enclosed the following plans and document to support the retrospective applications:

Plan / Document	Title
Photographs showing the constructed granny annexe	-
PT11 01	Block and location plans
PT11 02	Proposed site plan
PT11 03	Existing ground floor plan (2013)
PT11 04	Existing elevations (2013)
PT11 05	Existing elevations (2013)
PT11 10	Proposed ground floor plan
PT11 11	Proposed elevations
PT10 12	Proposed elevations

Notwithstanding that the latest Mendip Local Plan Part 1 was adopted in December 2014 and shortly after the 2014 applications were granted, the planning policy considerations remain unchanged.

The application site remains in the Rode development limit (Policy CP1); it is still in Rode Conservation Area (Policy DP3); and the building is within the limits of the Grade II listed gazebo and attached stables (Policy DP3). Therefore, the principal of this retrospective has already been considered and deemed to be acceptable in the granting of the 2014 applications for the smaller extension.

Please validate the retrospective applications and let me know if you have any questions.

Yours sincerely



JONATHAN ADAMS
SENIOR DIRECTOR
For and On Behalf Of
TETLOW KING PLANNING

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Encs.

cc. Mr Jason Walker jason.walker@somerset.gov.uk