

Officer Report On Planning Application: 16/02563/FUL

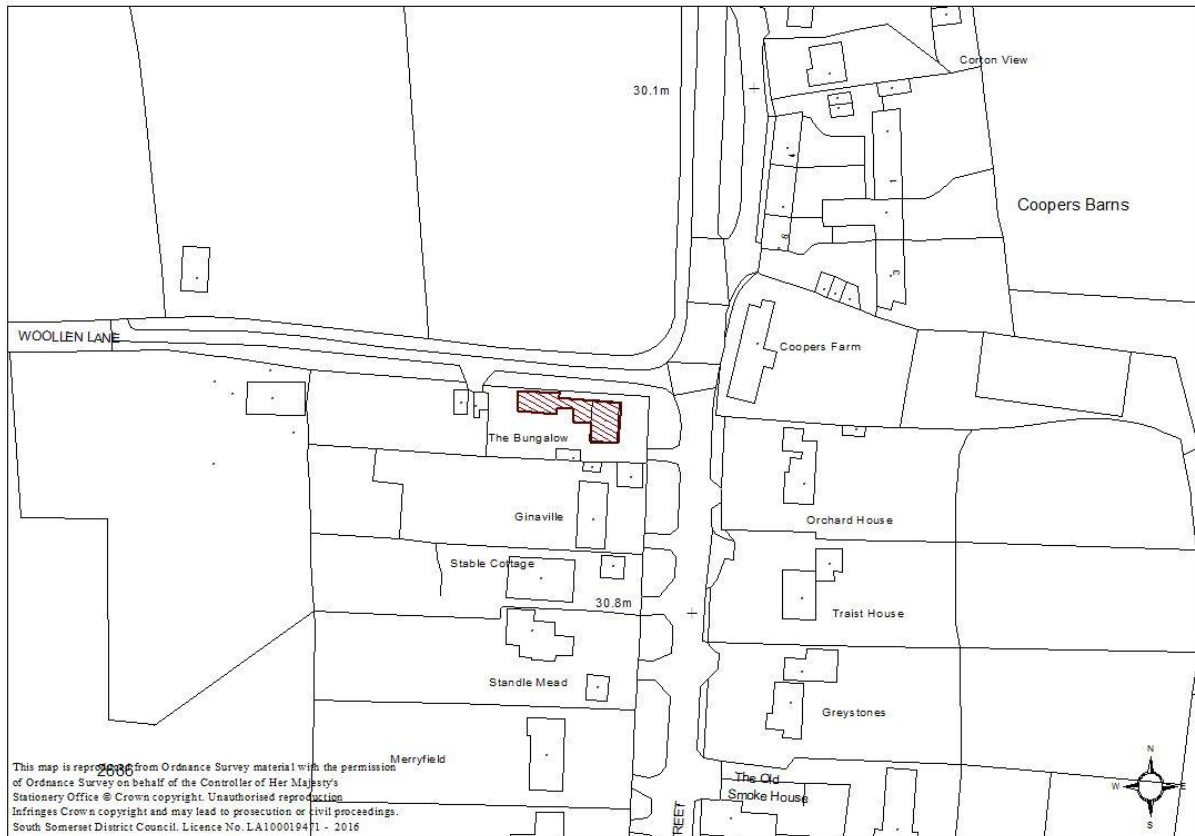
Proposal :	Erection of a rear extension
Site Address:	Casa Mdena Camel Street Marston Magna
Parish:	Marston Magna
CAMELOT Ward (SSDC Member)	Cllr Mike Lewis
Recommending Case Officer:	Emma Meecham Tel: 01935 462159 Email: emma.meecham@southsomerset.gov.uk
Target date :	28th July 2016
Applicant :	Mr David Osborne
Agent: (no agent if blank)	Mr Barry Buckley Castellum Tinneys Lane Sherborne Dorset DT9 3DY
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

Following referral to the Chair this application is to be discussed at committee to allow the issues raised to be discussed further.

SITE DESCRIPTION AND PROPOSAL





The application property is a detached chalet bungalow on the northern edge of Marston Magna. The property is constructed of red brick and render. The property benefits from two parking areas, one to the front and one mid-way down the rear garden, which is large. To the north of the property is open countryside

This application seeks permission for the erection of a rear extension. The proposed extension would include bedroom accommodation in the roof space and rooms to the ground floor. The extension would be connected to the existing property by a single storey utility space. The proposed extension would have ground floor windows and doors only on the south and west elevations, the north elevation would see the introduction of three dormer windows, one skylight and one ground floor level window. The proposed extension would be constructed of matching materials to the existing property.

RELEVANT HISTORY

10/03074/FUL - Alterations and side and rear extensions to dwelling - Application permitted with conditions

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The South Somerset Local Plan (2006 - 2028) was adopted on the 5th March 2015. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and Section 70(2) of the Town and Country Planning Act 1990 (as amended), the adopted local plan now forms part of the development plan. As such, decisions on the award of

planning permission should be made in accordance with this development plan, unless material considerations indicate otherwise. Legislation and national policy are clear that the starting point for decision-making is the development plan, where development that accords with an up-to-date local plan should be approved, and proposed development that conflicts should be refused, unless other material considerations indicate otherwise.

On this basis the following policies are considered relevant:-

Policies of the South Somerset Local Plan (2006-2028)

Policy EQ2 - General Development

Policy SS1 - Settlement Strategy

Policy SD1 - Sustainable Development

Policy TA5 - Transport Impact of New Development

Policy TA6 - Parking Standards

National Planning Policy Framework

Chapter 7 - Requiring Good Design

CONSULTATIONS

Highways Authority - Standing Advice applies.

Highways Consultant - No highways issues - no objection.

Marston Magna Parish Council - The Parish Council have concerns that the size and nature of the extension are not in keeping with the current houses in the street.

The next door neighbours attended the meeting and brought it to our attention that they were not happy with the proposed design.

The applicant is currently using an access from the lane at the side of his property. The Parish Council also question his right to do this.

REPRESENTATIONS

2 neighbours were consulted and a site notice was posted. Three letters of objection were received.

The main points of the objection are:

- The location of the site notice.
- Loss of light to neighbouring properties.
- Visibility of the extension from the A359.
- Overbearing to neighbouring properties.
- Over development of the site.
- Drainage of the lane to the side of the property.
- Previous narrowing of the lane to the side of the property.
- Concerns that the extension is tantamount to an additional dwelling.
- Length of the neighbour consultation list.
- Considerable flooding problems that the extension will create.

CONSIDERATIONS

Principle of Development:

The alteration of existing properties is usually acceptable in principle subject to the proposed development being in accordance with the relevant policies of the Development Plan. The

Highway authority has advised that their Standing Advice with regard to parking applies to this application; as such the main considerations will be the impact on the visual and residential amenity of the area and highway Safety.

Visual amenity:

Although the property could be considered to be in a fairly prominent location when entering Marston Magna along the A359 from the North there are numerous mature trees, hedging and a wall that will all screen much of the extension from view. The proposed extension is at the same height as the existing property but would run parallel to the lane, perpendicular to the main road, with a single storey link extension between the two higher elements and would therefore be interpreted as an addition to the original property. The materials to be used would match the existing property. The north elevation of the existing property benefits from two dormers and a skylight, it is therefore considered that the addition of more dormers and an additional skylight will not be incongruous with the elevation when read from the approach on the road. The site has a large rear garden and it is considered the plot can comfortably withstand the proposed size of the extension. It is therefore considered that there is no significant or substantial harm caused to the visual amenity of the area in accordance with policy EQ2 of the South Somerset Local Plan.

Residential amenity:

The neighbouring property is approximately 15 metres to the south east of the proposed extension, beyond a tall fence with mature planting adjacent to it. The proposed extension would be 5.8 metres high to the ridge with no upper floor windows facing the neighbouring property. Due to the location, orientation and design it is not considered that the proposed development would cause any overbearing, loss of privacy or loss of light to any neighbouring properties. It is considered appropriate to condition that there is no division of the property into two dwellings. It is therefore considered that there will be no harm caused to residential amenity in accordance with policy EQ2 of the South Somerset Local Plan.

Highway Safety:

The Highway authority has advised that their Standing Advice applies to this application. The SSDC Highway Consultant considers that there are no highways issues arising from this proposal. The property benefits from off road parking and turning for at least 4 vehicles and as such complies with the SPS optimum parking levels for a property of this size in this location. It is therefore considered that there will be no harm to Highway Safety caused by this application, therefore the proposal is in accordance with policy TA6 of the South Somerset Local Plan.

Other Considerations:

Most of the other comments received are not planning concerns as they would be civil issues regarding private property - the lane. The site has a large rear garden and it is considered the plot can comfortably withstand the proposed size of the extension. The planning site notice was pinned to a telegraph pole immediately opposite the application property.

RECOMMENDATION

Grant permission for the following reason:

01. The proposal by reason of its location, size, materials and design will have no substantial adverse impact on visual or residential amenity or highway safety in accordance with the aims and objectives of policies EQ2 and SD1 of the South Somerset Local Plan (2006-2028) and the relevant sections of the National Policy Planning Framework 2012.

SUBJECT TO THE FOLLOWING:

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 approved plans received 2 June 2016.

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

03. The external surfaces of the development hereby permitted shall be of materials as indicated in the application form and no other materials shall be used without the prior written consent of the local planning authority.

Reason: To ensure that the local character and distinctiveness of the area is not adversely affected in accordance with Policy EQ2 of the South Somerset Local Plan (2006-2028).

04. The accommodation to be provided within the development hereby permitted shall remain as permanent ancillary accommodation to the dwelling known as Casa Mdena and shall be occupied only by persons of the same household. There shall be no subdivision of this single residential planning unit.

Reason: The accommodation is not considered suitable for separate use, because of the relationship between it and adjacent dwelling(s), in line with the aims and objectives of policy EQ2 of the South Somerset Local Plan (2006-2028).

05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, including dormer windows, or other openings (including doors) shall be formed in the south elevation of the extension hereby approved, or other external alteration made without the prior express grant of planning permission.

Reason: To safeguard the amenity of the neighbouring properties in accordance with policy EQ2 of the South Somerset Local Plan (2006-2028).