

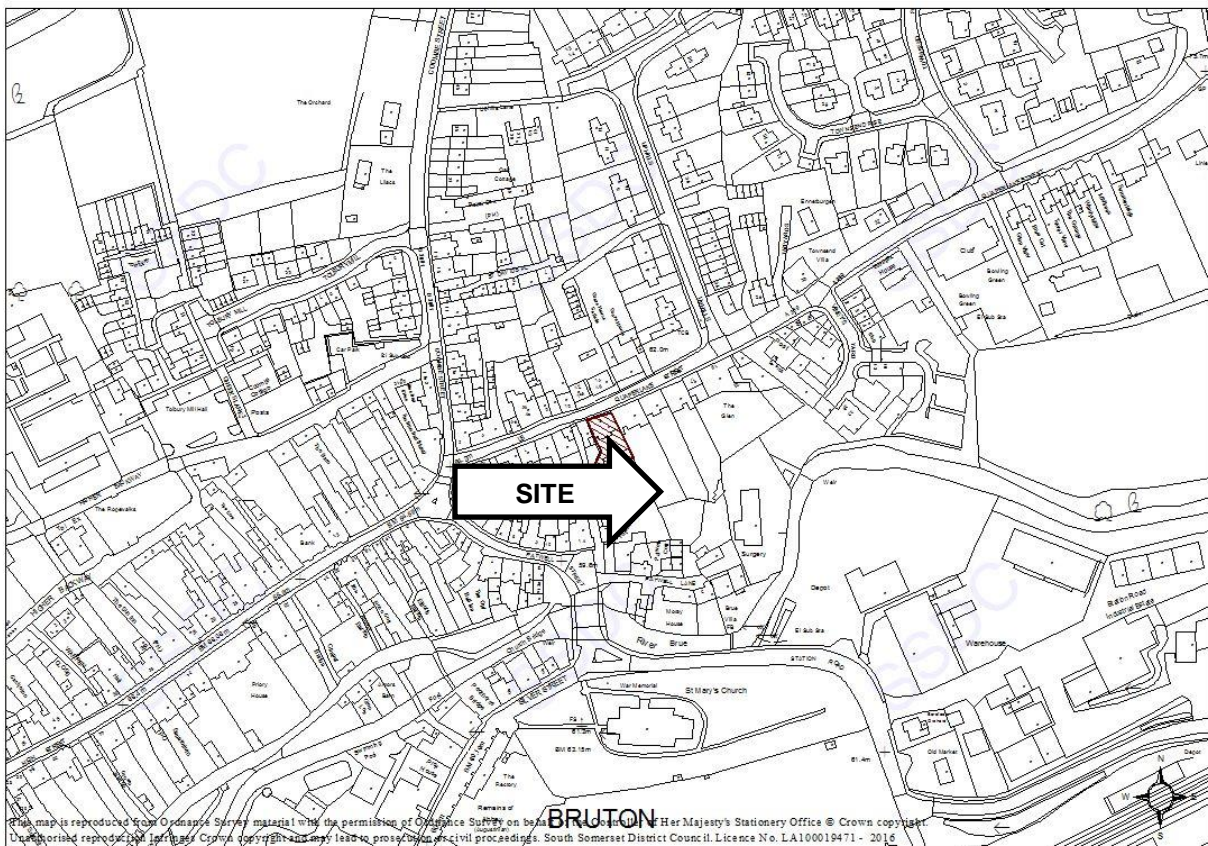
## **Officer Report On Planning Application: 16/02374/FUL**

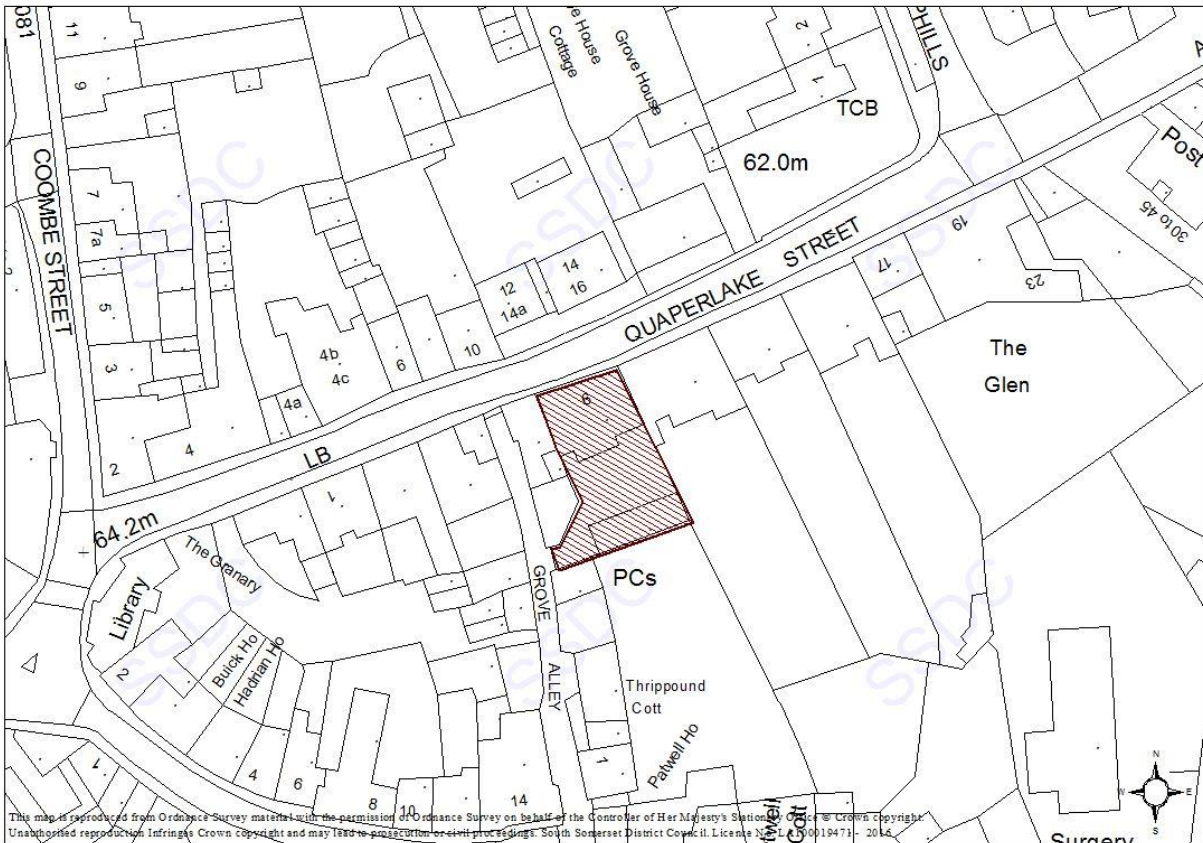
Proposal :	Refurbishment of free-standing outbuilding to create an annex to house (guest bedroom and living space) (revised application)
Site Address:	9 Quaperlake Street Bruton BA10 0HF
Parish:	Bruton
BRUTON Ward (SSDC Member)	Cllr Anna Groskop
Recommending Case Officer:	Sam Fox Tel: 01935 462039 Email: sam.fox@southsomerset.gov.uk
Target date :	5th August 2016
Applicant :	Ms Natalie Jones
Agent: (no agent if blank)	
Application Type :	Other Householder - not a Change of Use

### **REASON FOR REFERRAL TO COMMITTEE**

This application is referred to the committee at the request of the Ward Member(s) with the agreement of the Area Chairman to enable the comments of the Town Council and neighbours to be fully debated.

### **SITE DESCRIPTION AND PROPOSAL**





The site is located on the south side of Quaperlake Street, within both the development and conservation areas.

The property is a terraced, two-storey Grade II listed building constructed of stone painted cream with dark blue painted timber windows under a clay tile roof. The surrounding properties are two storey terraced varying in age and design, most also being Grade II listed. The property has been converted to a mixed residential/shop/café with the ground floor front of the building being given over to the shop and café and the ground floor rear and upper floors being given over to residential.

This application seeks permission for the refurbishment of a free-standing outbuilding to create an annexe to house guest bedroom and living space (revised application).

The application is supported by a design and access statement.

The proposal has been amended by plans submitted 02 September 2016 to address concerns raised by the conservation officer about the number and size of the rooflights.

## RELEVANT HISTORY

16/01688/FUL - Refurbishment of free-standing outbuilding to create annexe to house (guest bedroom and living space). Application withdrawn.

16/01689/LBC - Refurbishment of free-standing outbuilding to create annexe to house (guest bedroom and living space). Application withdrawn.

## 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.

### **South Somerset Local Plan (2006-2028)**

SD1 - Sustainable Development

SS1 - Settlement Strategy

Policy EQ2 - General Development

Policy EQ3 - Historic Environment

### **National Planning Policy Framework**

7 - Requiring good design

12 - Conserving the historic environment

### **Other Relevant Documents**

Somerset Parking Strategy

## **CONSULTATIONS**

**Bruton Town Council** – Bruton Town Council has considered the above application for Ms. Natalie Jones of 9 Quaperlake Street, Bruton BA10 0HF and wish to recommend that this application be approved with a condition that the roofing materials be changed to be more in keeping with the surrounding roof scape. Council is unhappy with the current proposals for metal sheeting panels.

**Highway Authority** – Standing advice applies, parking for 3 vehicles.

**SSDC Highway Officer** - No significant highways issues provided the outbuilding is used as an annex ancillary to the main residence and that sufficient on-site car parking is provided in line with SPS optimum standards

**Conservation Officer** – Thank you for consulting me. I have reviewed this revised proposal carefully, and note the comments put forward by local residents.

The three rooflights on the north roof slope are still very large. They scale off at about 1.6m in length, which seems excessive for such a small room, particularly as there is a window in the west elevation as well. I suggest the three are reduced to two, and both are much smaller conservation type units.

I have no objection to the treatment of the rest of the building. I am content with the proposed use of profiled metal. I consider this to be an appropriate roof covering for a modest outbuilding such as this. No details of the actual product have been submitted. Such details would be useful at this stage, particularly as the suitability of this product has been raised as a concern by local residents. I suggest the use of a traditional small 's' profile, based on the profile of historic wriggly tin. The colour could be re-considered. A grey finish may be preferable as it will be less stark than black.

## **REPRESENTATIONS**

7 letters have been received raising the following areas of concern:-

- Parking, will increase problems in the area

- Roof materials not in keeping, would create noise when raining
- Ridge height, loss of light, shadowing, visibility within conservation area
- Rooflights, loss of privacy, overlooking
- Western gable window, loss of privacy, overlooking
- Boundary wall issues
- Discrepancies in drawing accuracy, no measurements marked on them

## **APPLICANTS CASE**

The applicant has provided a Design & Access statement along with a response to some of the issues raised stating:

Parking – all guests advised to park in existing public car parks in Bruton.

Vehicles driving up Grove Alley – apart from during building work there will be no access to up Grove Alley to B&B guests.

Objection to another B&B room – We are fully booked with demand for a second room. We plan to have a family meaning the current room within the house cannot be used due to baby disturbing guests. The annexe will replace the B&B in this event.

Increase in height unnecessary – In order for the building to be adapted into a usable space it is necessary to raise the ridge of the higher half of the building. In consideration for neighbours, this is the minimum rise feasible to allow for the existing first floor space to be inhabited.

Roof material – the new roofs are to be clad in metal profiled sheeting, like for like replacement of existing material. Metal roof retains agricultural appearance of the building while upgrading with simple contemporary detailing.

Rooflights – These need to be opening for ventilation. They will be frosted/opaque for privacy and openings restricted for the same reason, to maintain privacy.

## **CONSIDERATIONS**

The proposal is for the conversion of an existing outbuilding into additional living accommodation. The building lies in the south east corner of the curtilage of the property and it is proposed to raise the roof of half the building to provide bedroom space.

The key issues are therefore considered to be:-

- Visual amenity
- Residential amenity
- Highway safety

### **Each Key Issue**

#### **Visual amenity**

The proposal is considered to be of an appropriate size, scale design and detailing with materials stated as being to match the existing property. The conservation officer has been consulted on the proposal and largely supports the scheme, however, he raised an issue with the size and number of rooflights and with the black finish to the metal roof. Following on from this advice the agent provided revised drawings by email on 02 September 2016 reducing the number of rooflights to 2 and reducing the size. The applicant also agreed to a change in the roof colour from black to grey in line with the conservation officer's advice. The conservation officer is now satisfied with the proposal. On this basis it is not considered that it would harm the character of the Grade II listed property or have a detrimental impact on the visual amenity of the conservation area.

### **Residential amenity**

It is not considered that the window layout and general bulk of the proposal is such that it would give rise to undue overlooking / loss of privacy or an overbearing relationship with neighbouring properties. Therefore the proposal would not harm local residential amenity.

### **Highway comments**

Prior to 2014 the main dwelling had 5 bedrooms and following the applicants extension and refurbishment scheme this was reduce to 4. This proposal brings the total number back to 5. The existing arrangement does not meet the current requirement and given the properties situation within the town, it is not unusual within Bruton town centre to have little if any parking, with designated road parking on Quaperlake Street and being close to public car parks it is not considered the proposal will raise any significant additional highways issues in terms of parking.

### **Other Issues**

#### **Parish Council comments**

The comments of the Parish Council have been noted. The only issue of concern is the roof material. This element of the proposal has been carefully considered and given the buildings position and what exists the proposed material is considered to be acceptable. The conservation officer has lent his full support to the proposal following an agreement to the change in colour from black to grey.

#### **Neighbour comments**

The comments of the neighbours have been noted and dealt with as follows:

#### **Parking**

These issues have been addressed in my highway comments along with the applicant's response that the only increase in traffic will be during the build.

#### **Roof**

As stated above, the materials have been carefully considered and are considered to be acceptable given the buildings position set back from the main street. Whilst some have drawn similarities to an older scheme next to the site that required the use of tiles, each case is dealt with on its own merits and although close, this building sits directly gable onto the highway, Grove Alley, not behind the main frontage. The conservation officer supports the proposal in terms of its impact on both the listed building and the wider conservation area. The impact of noise from rain is not considered to be of any harm given what exists. Given the very restricted views from Grove Alley, it is not considered that the proposed increase in height will have a significant impact. The applicant has stated the need to increase the height to provide a usable area within the roof space, which is evident from the drawings provided. It is not considered that the proposed height increase will cause any significant loss of light given the properties orientation. Likewise, any marginal shadowing at certain times of year would be in a small area of garden away from the main dwelling. The rooflights have been reduced in both size and number and will sit approximately 1.7m above the internal floor. The applicant has stated that they will be frosted/opaque and restricted opening to assist privacy. It is not considered that these will cause any significant harm to privacy given their position within the roof space. Likewise, the window in the western gable will serve the new stairwell into the roof space and is relatively small in size. Whilst it may provide some views into the end of the adjoining neighbours garden at No. 7 it will not face directly into their property and is not considered to cause any significant harm in terms of overlooking. Whilst the neighbouring property to the rear, south, has raised objections due the oppressiveness and loss of view given the increased height and overlooking from the western gable window,

given the orientation of the property and the distance, approximately 70m, it is not considered that the proposal will cause any harm in terms of overshadowing, overbearing or overlooking.

### **General**

The issue raised regarding the boundary wall is a civil matter and any structural issues will be dealt with through building control. The issue over the discrepancies in height due to lack of heights on drawings, the drawings are drawn to scale and at any time these heights can be confirmed on request. The visibility of the proposal from Grove Alley has been acknowledged; however, this will be minimal and is not considered to be unacceptable. The issue regarding potential B&B and its impact on parking, this has been addressed by the applicant in terms of potential customers being guided to the use of existing public car parks within the town. As for the B&B use, the applicant currently runs this from her home and has explained that should they start a family this could then be run from the converted building.

### **Conclusion**

It is not considered that the proposal will cause any significant harm in terms of visual and residential amenity nor is it considered to cause any significant harm to the setting of the listed building or the wider surrounding conservation area. The proposal is considered acceptable in terms of its impact on highway safety. Accordingly the proposal is considered to comply with policies EQ2 and EQ3.

### **RECOMMENDATION**

Grant permission subject to the following conditions

### **Justification**

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. It also preserves the character and appearance of the Conservation Area and setting of the Listed Building in accordance with the aims and objectives of policies EQ2 and EQ3 of the South Somerset Local Plan (2006-2028).

### **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. No work shall be carried out on site to any external roofs unless particulars of the materials to be used, including colour, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the significance of the heritage asset, in accordance with the provisions of chapter 12 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

03. No work shall be carried out to fit the roof lights unless details of the units have been submitted to and agreed in writing by the Local Planning Authority. Unless otherwise agreed in writing, the roof lights shall be top hung and flush with the roof covering.

Such approved details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the significance of the heritage asset, in accordance with the provisions of chapter 12 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

04. No work shall be carried out to fit any doors, windows, boarding or other external opening unless details of the design, materials and external finish of these elements have been submitted to and approved in writing by the Local Planning Authority. This will include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the significance of the heritage asset, in accordance with the provisions of chapter 12 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

05. No work shall be carried out on site unless particulars of the materials (including the provision of a sample panel ) to be used for external walls have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the significance of the heritage asset, in accordance with the provisions of chapter 12 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

06. No work shall be carried out to fit any new WCs, Bathrooms, Kitchens or Utility rooms unless details of all new services to such rooms, including details of routes of foul water and any ventilation or extraction have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the significance of the heritage asset, in accordance with the provisions of chapter 12 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

07. The development hereby permitted shall be carried out in accordance with the following approved plans: Details and drawings received on 31 May 2016, details received on 09 June 2016 and amended drawings received by email on 02 September 2016.