

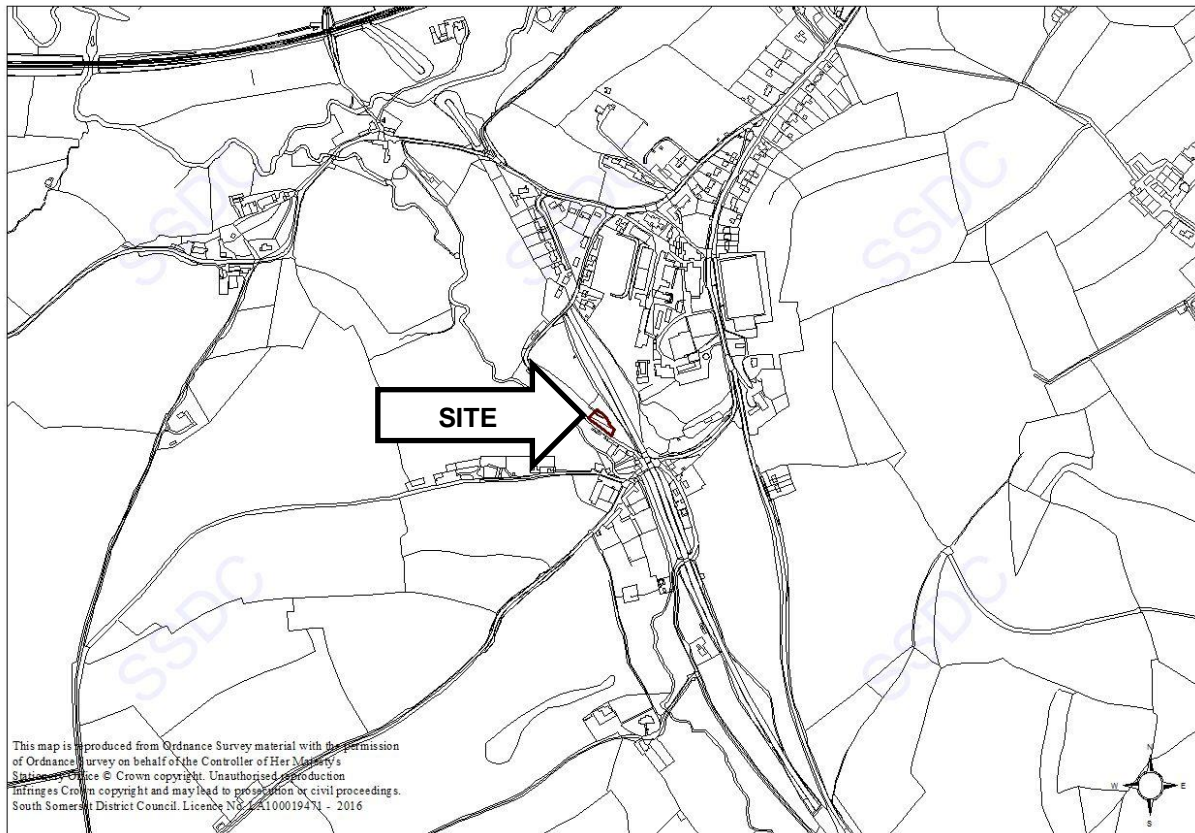
Officer Report On Planning Application: 16/03866/FUL

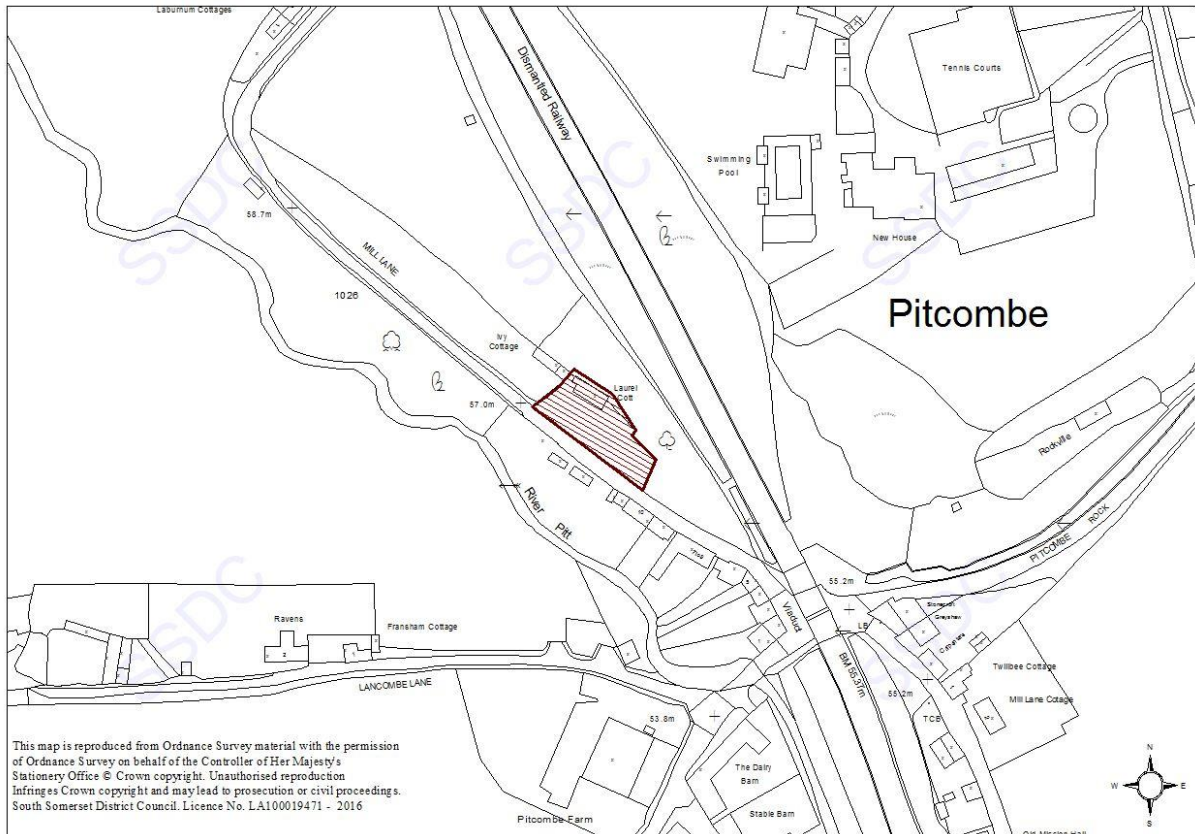
Proposal :	Erection of a two storey extension at rear of property
Site Address:	Laurel Cottage Mill Lane Pitcombe
Parish:	Pitcombe
TOWER Ward (SSDC Member)	Cllr Mike Beech
Recommending Case Officer:	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
Target date :	10th November 2016
Applicant :	Mr M Fysh
Agent: (no agent if blank)	Coe Design Ltd (Peter Coe) Pound Lane Studio Yarlington Wincanton Somerset Ba9 8DG
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

The application is before the committee at the request of the ward member, and with the agreement of the area chair, in order to allow the views of the parish and residents to be publicly debated.

SITE DESCRIPTION AND PROPOSAL





The proposal seeks partially retrospective permission for the erection of a two storey rear extension and for associated engineering operations. The property consists of a two storey detached house, finished in natural stone with a clay tiled roof and painted timber window frames. The proposed extension would be finished in natural stone and render under a clay tiled roof. The extension is cut into the hillside, with a large retaining wall forming the rear elevation. The site is close to various residential properties and open countryside. The site is not located within a development area as defined by the local plan. The site is located within a conservation area.

HISTORY

16/02738/FUL - Amendment to car parking provision as approved in planning permission 15/03191/FUL creating a pull-in parking space off Mill Lane - Application permitted with conditions 01/09/2016

15/03191/FUL - Erection of a two storey extension and alterations to the parking layout - Application permitted with conditions 29/09/2015

07/00626/FUL - Alterations to external doors and windows and internal alterations - Application withdrawn 19/02/2007

POLICY

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

For the purposes of determining current applications the local planning authority considers that the adopted development plan comprises the policies of the South Somerset Local Plan 2006 2028 (adopted March 2015).

The policies of most relevance to the proposal are:

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

Policy SD1 - Sustainable Development
Policy SS1 - Settlement Strategy
Policy EQ2 - General Development
Policy EQ3 - Historic Environment
Policy TA5 - Transport Impact of New Development
Policy TA6 - Parking Standards

National Planning Policy Framework

Chapter 7 - Requiring Good Design

Other Material Considerations

None

CONSULTATIONS

Parish Council - Expresses disappointment with the retrospective nature of the application, and suggests that the works carried out to build the retaining wall were carried out with the intention of building an extension in this location. They recommend refusal on the grounds that the proposed extension has been constructed unlawfully and represents overdevelopment of the site, which they state is of particular concern as the site is within a conservation area.

County Highway Authority - Refers to standing advice

SSDC Highways Consultant - States that there are no significant highways issues and therefore raises no objections.

SSDC Conservation Officer - No objections

REPRESENTATIONS

None received.

CONSIDERATIONS

The proposed extension is considered to be of an appropriate design and detailing that would have an appropriate relationship with the main dwelling in terms of scale and design. The proposed materials are considered to be appropriate. The conservation officer was consulted, and raised no objections. The proposed extension is to the rear of the property, and cut into the hillside. As such, it will be very difficult to see from the surrounding conservation area. On this basis it is not considered that it would harm the character of the property or have a detrimental impact on the visual amenity of the conservation area.

It is noted that the parish council has raised a concern that the proposal represents overdevelopment of the plot. However, the proposal will not result in a dwelling that is out of kilter with neighbouring properties in terms of relative plot sizes. As such, and in light of the above consideration in relation to the character of the area, it is not considered reasonable to withhold permission on this ground.

The parish council have also raised concerns about the retrospective nature of the application. However, to make a planning application retrospectively is a perfectly legitimate approach and cannot affect the outcome of the application process.

It is not considered that the window layout and general bulk of the extension is such that it would give rise to undue overlooking or an overbearing relationship with neighbouring

properties. Therefore the proposal would not harm residential amenity.

The highway authority was consulted and referred to their standing advice, which the scheme is considered to broadly comply with.

Accordingly the proposal is considered to comply with policies TA5, TA6, EQ2 and EQ3 of the South Somerset Local Plan and the aims and objectives of the NPPF.

RECOMMENDATION

Permission be granted for the following reason:

01. The proposal by reason of its size, scale and materials, respects the character of the conservation area, and causes no demonstrable harm to residential amenity or highway safety in accordance with the aims and objectives of Policies TA5, TA6, EQ2 and EQ3 of the South Somerset Local Plan and the aims and provisions of the NPPF.

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be carried out in accordance with the following approved plans: 226.200.SS.X/P and 226.200.SL.P, 226.100.01PP, 226.100.02PP, and 226.100.03PP received 31 August 2016

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

02. No further work shall be carried out on site unless details of the roof and wall materials 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: In order to ensure that the development accords with the character of the area in accordance with Policies EQ2 and EQ3 of the South Somerset Local Plan.

03. No further work shall be carried out on site unless full details the new natural stonework walls, including the materials, coursing, bonding, mortar profile, colour, and texture along with a written detail of the mortar mix, have been provided in writing; this shall be supported with a sample panel to be made available on site and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the agreed details, and the sample panel shall remain available for inspection throughout the duration of the work.

Reason: In order to ensure that the development accords with the character of the area in accordance with Policies EQ2 and EQ3 of the South Somerset Local Plan.

04. No further work shall be carried out on site unless details of the design, materials and external finish for all new doors, windows, boarding and openings 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: In order to ensure that the development accords with the character of the area in accordance with Policies EQ2 and EQ3 of the South Somerset Local Plan.

05. No further work shall be carried out on site unless design details of all roof eaves, verges and abutments, including detail drawings at a scale of 1:5, and all new cast metal guttering, down pipes, other rainwater goods, and external plumbing shall be submitted

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

Reason: In order to ensure that the development accords with the character of the area in accordance with Policies EQ2 and EQ3 of the South Somerset Local Plan.

06. No further work shall be carried out on site unless details of all new vents and external plumbing have been submitted to and approved in writing by the Local Planning Authority. Such details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In order to ensure that the development accords with the character of the area in accordance with Policies EQ2 and EQ3 of the South Somerset Local Plan.