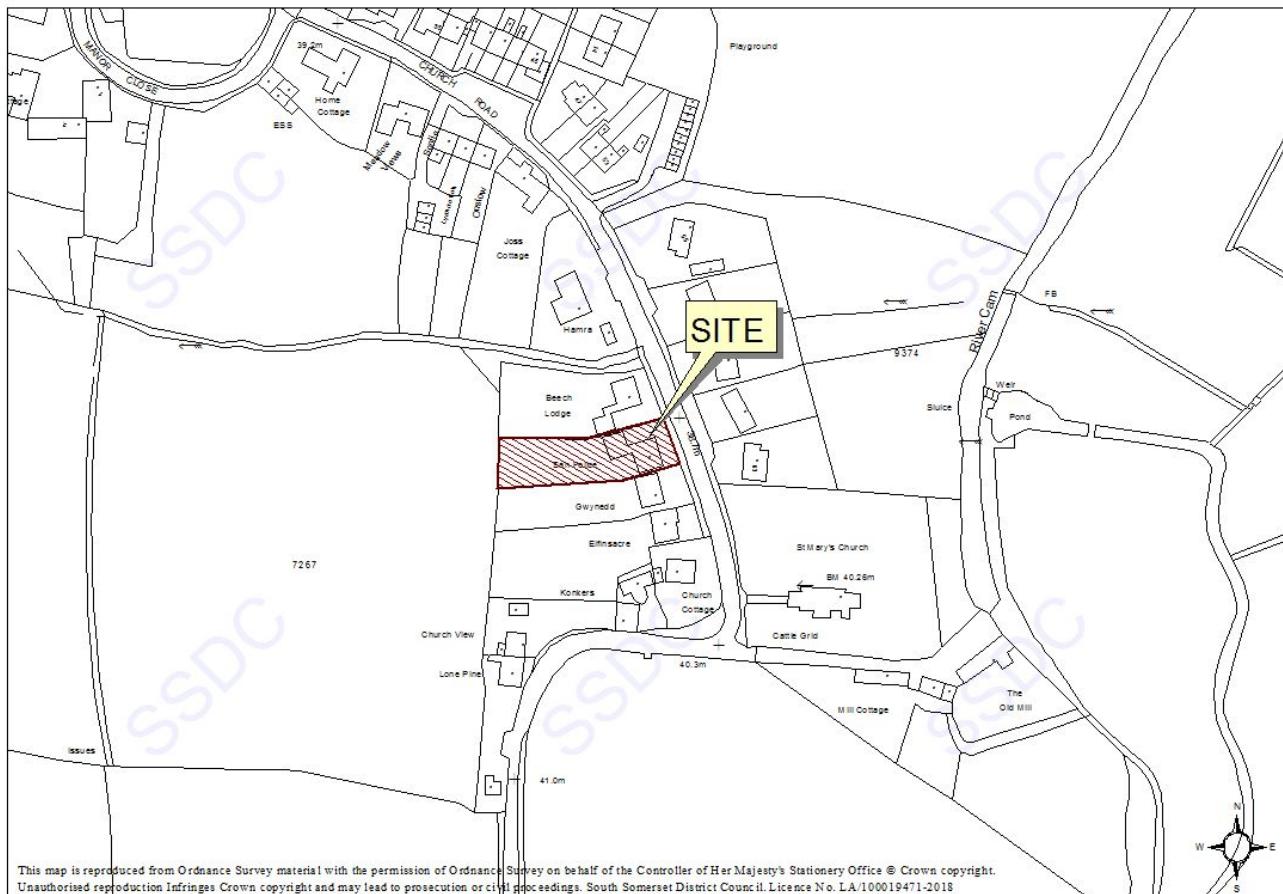


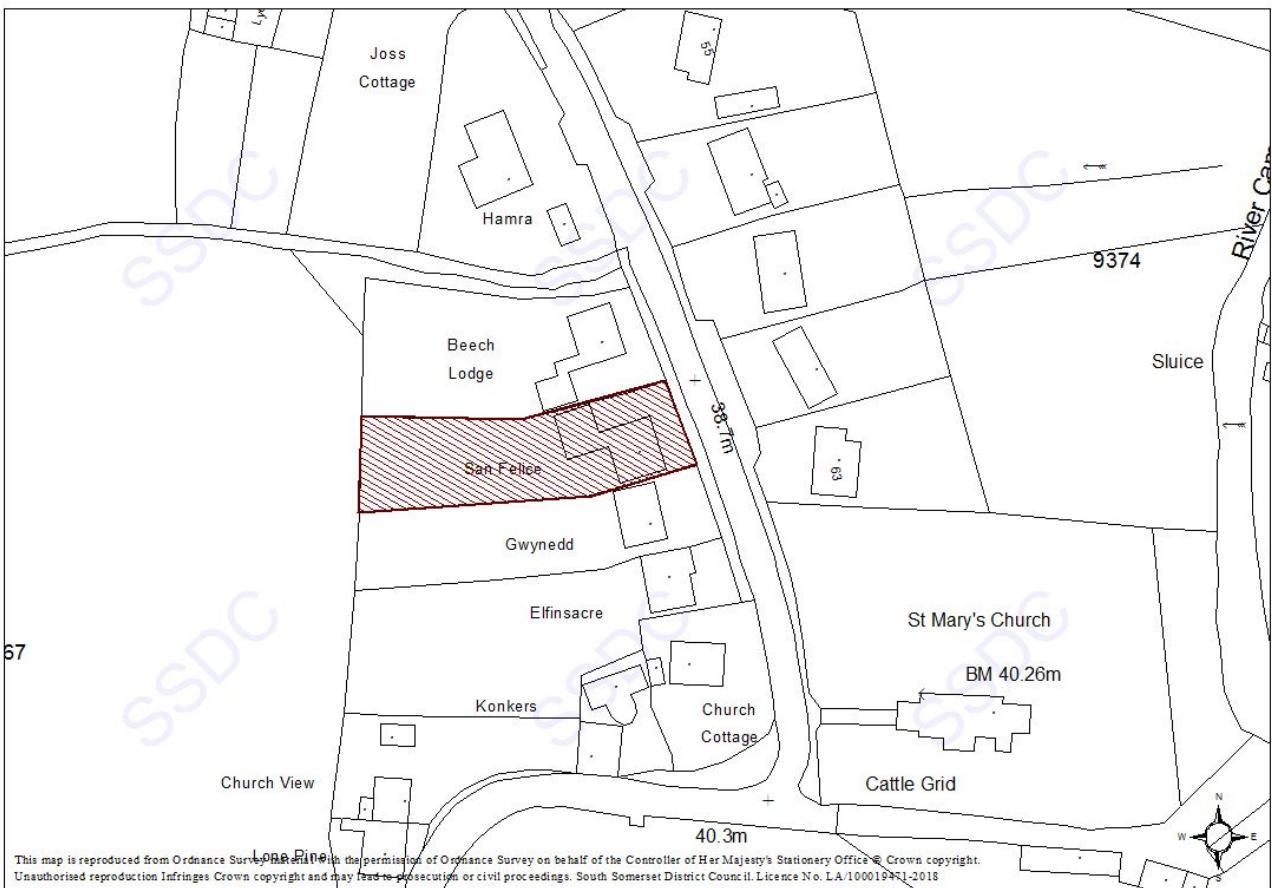
Officer Report On Planning Application: 18/02880/FUL

Proposal :	Alterations and the erection of extensions to dwellinghouse.
Site Address:	Grangeleigh House Church Road Sparkford
Parish:	Sparkford
CAMELOT Ward (SSDC Member)	Cllr Mike Lewis
Recommending Officer:	Jane Green Tel: 01935 462462 Email: planningcaseteam@southsomerset.gov.uk
Target date :	12th October 2018
Applicant :	Mr David Wheeler
Agent: (no agent if blank)	
Application Type :	Other Householder - not a Change of Use

This application has been brought before the Area East planning committee because the applicant is related to a member of the Council's staff that has a direct involvement in the planning process.

SITE DESCRIPTION AND PROPOSAL





Grangeleigh House, Church Street is a two storey detached dwellinghouse. It is constructed of reconstituted stone under a concrete double roman tiled roof.

The application seeks planning permission for alterations and the erection of extensions to the dwellinghouse. The plans have been amended during the course of the application to remove two balconies and these have been changed to Juliet balconies.

The proposed alterations see a first floor extension over the garage, a two storey rear extension and a single storey rear extension and a front extension and canopy porch.

HISTORY

None relevant

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, and 12 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.

On the 5th March 2015 the South Somerset Local Plan (2006 - 2028) was adopted. Therefore it is considered that the development plan comprises this plan.

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

SD1 - Sustainable Development

SS1 - Settlement Hierarchy
EQ2 - General Development
TA6 - Parking Standards

National Planning Policy Framework (March 2012)

Chapter 9 - Promoting Sustainable Transport
Chapter 12 - Achieving well-designed places

PPG - Design March 2014

South Somerset District Council Supplementary Guidance - Extensions and Alterations to Houses - A Design Guide

Somerset County Council Parking Strategy (SPS) (Sep 2013) and Standing Advice (June 2017)

CONSULTATIONS

Sparkford Parish Council - No objections

County Highway Authority - No observations

SSDC Highways Consultant - No highways issues, no objections

South West Heritage Trust - As far as we are aware there are limited or no archaeological implications to this proposal and we therefore have no objections on archaeological grounds

REPRESENTATIONS

2 neighbours were notified and visited and a site notice (general interest) displayed, one representation received from the occupants of Beech Lodge as follows:

"No general objections to the proposal but we would object if the new upstairs window in the north façade above the current kitchen, were not to have obscured glazing. We would also like to point out that any new foundations adjacent to our garage should not undermine the garage as it is only constructed on a concrete slab."

CONSIDERATIONS

Principle of Development

The extension of existing properties is usually acceptable in principle subject to the proposed development being in accordance with Development Plan policies. In this case, the main considerations will be the impact on the visual amenity of the area and residential amenity of neighbouring residents.

Visual Amenity

Policy EQ2 of the South Somerset Local Plan states that development will be designed to achieve a high quality, which promotes South Somerset's local distinctiveness and preserves or enhances the character and appearance of the district. The National Planning Policy Framework (NPPF) also highlights the importance of high quality design.

In this case the property is located in a residential road of similar designed properties, two storey reconstituted stone detached properties, in the immediate location and extensions are evident on these properties.

When considering such a proposal it is important to ensure that the design, scale and appearance is

appropriate to avoid dominating the existing house. It is considered the proposal is of acceptable proportions for the scale of the property and improved the visual appearance of the existing unsympathetic two storey flat roof extension.

With regard to materials the applicant has confirmed that the new additions will be finished in cream render with reconstituted corner stones to match existing reconstructed stonework which will include all of the extension on the rear, the porch extension and the extension above the garage. There is a little render in the road but predominately in the immediate vicinity the main material is reconstituted stone. Given the ability to exactly match this reconstituted stone in a suitable stone is slim, it is considered that the use of render is acceptable in this case. Consideration has been given to the colour of the render and the use of stone quoins to tie in the new material. The impact of the use of render is considered to protect the local character in this instance.

Impact on Residential Amenity

One representation from occupiers of a neighbouring property has been received and future occupants of the neighbouring properties are also considered. Policy EQ2 (General Development) of the South Somerset Local Plan (2006-2028) states the development proposal should protect the residential amenity of neighbouring properties.

Given the position of the extension and location and distance of the adjacent properties it is considered that there are no significant concerns relating to unacceptable overbearing impact, overshadowing and loss of light. The existing first floor windows have the potential to overlook to the adjacent property, "Gwynedd", and this situation would, in fact, be improved with this application proposal.

The applicant has clarified the design of the proposed glazing arrangement on the south east elevation and given the height of the glazing, the nature of the space it is to serve (a landing) and the planting along the boundary with the neighbour then it is considered the potential for overlooking is actually reduced with the proposal.

On the north west elevation (facing Beech Lodge) a first floor window is proposed to serve an ensuite bathroom. It is probable that this window would be glazed with obscure glass. Nevertheless, a condition is recommended requiring this window to be fitted with obscure glazing and this addresses the concern from the neighbour. The concern raised about the foundations is not an overriding material planning consideration.

Any other windows are rear facing and would not introduce any further overlooking than currently exists and the removal of the balconies, amended to Juliet balconies also mitigates the potential for overlooking.

The proposed single storey rear element would sit alongside the neighbour's similar single storey element so this does not raise any concerns.

The first floor side extension would increase the bulk of the property but given the existing position of garages at the application property and Beech Lodge it is considered there is no significant impact in terms of loss of light or overbearing issues with the proposal.

It is therefore considered that the proposal would not demonstrably and/or adversely impact upon residential amenity, and is in accordance with Policy EQ2 and with the Core Planning Principles of the National Planning Policy Framework.

Highway Safety

The proposal would see the bedroom provision unchanged and would remain at 4 after the alterations. It would therefore be unreasonable to raise objections on highway safety matters but in any case the

site can accommodate 4 vehicles which meets the Highway Authority's optimum standards anyway.

CIL: This authority does not collect CIL from household development.

RECOMMENDATION

Approve

01. The proposed development, due to its design, scale and materials, is not considered to result in any demonstrable harm to visual or residential amenity, nor would there be any reduction in on-site parking provision, and therefore accords with the aims and objectives of Policies EQ2 (General Development) and TA6 (Parking Standards) of the South Somerset Local Plan (2006-2028) and the principles of the National Planning Policy Framework (2018).

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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason: In the interests of visual amenity and to comply with Policy EQ2 (General Development) of the South Somerset Local Plan (2006-2028) and the provisions of Chapter 12 of the National Planning Policy Framework

03. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any revoking and re-enacting that Order with or without modification), no additional windows or other openings (including doors) other than that proposed (drawing number 02B) shall be formed in the first floor flank (north west and south east) elevations or roofslopes of the building without the prior express grant of planning permission.

Reason: In the interests of residential amenity and to accord with Policy EQ2 of the South Somerset Local Plan (2006-2028).

04. The proposed first floor north west facing window to serve the ensuite shall be fitted with obscure glazing and permanently retained and maintained as such.

Reason: In the interests of residential amenity and to accord with Policy EQ2 of the South Somerset Local Plan (2006-2028).
