

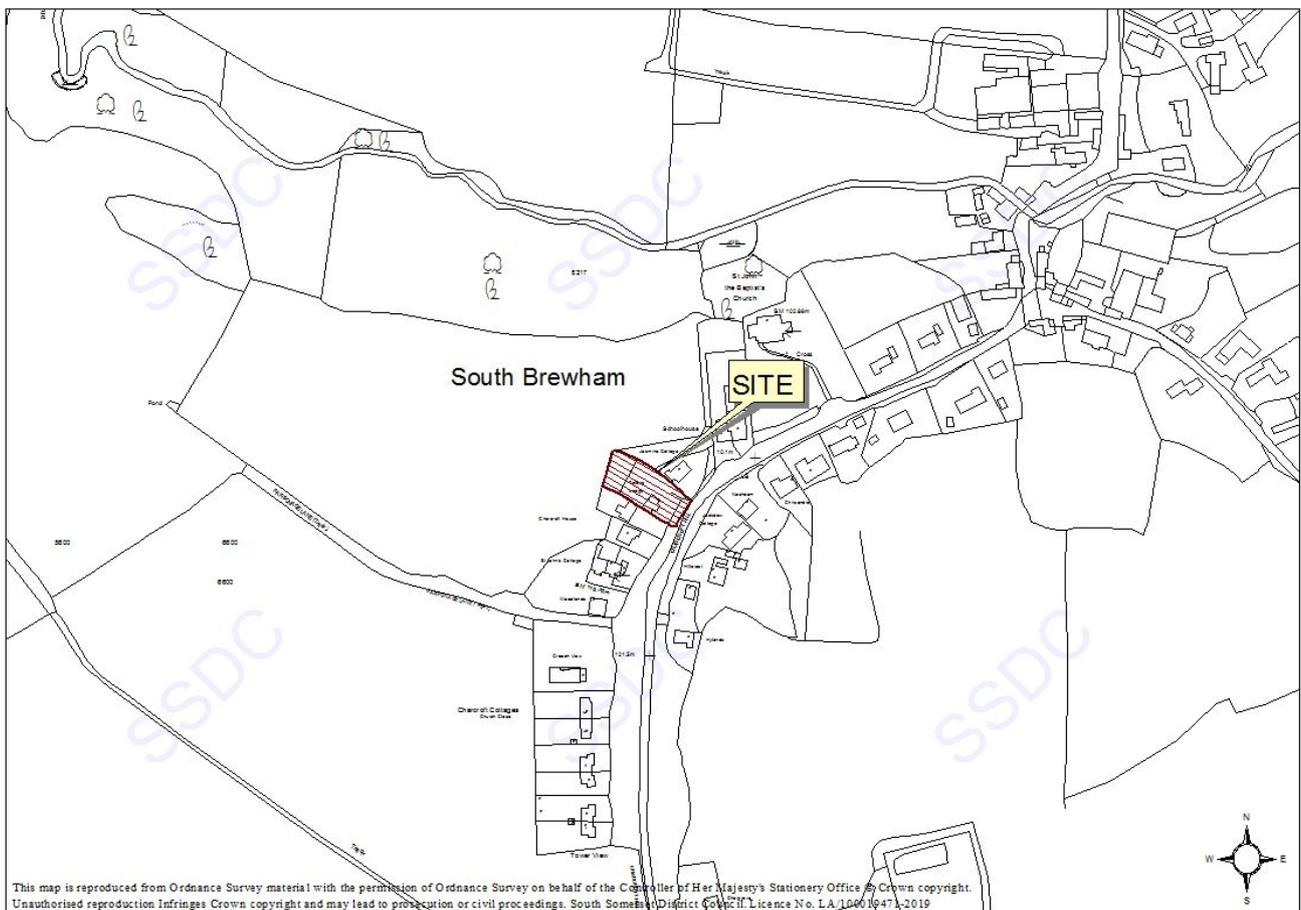
Officer Report On Planning Application: 18/03964/HOU

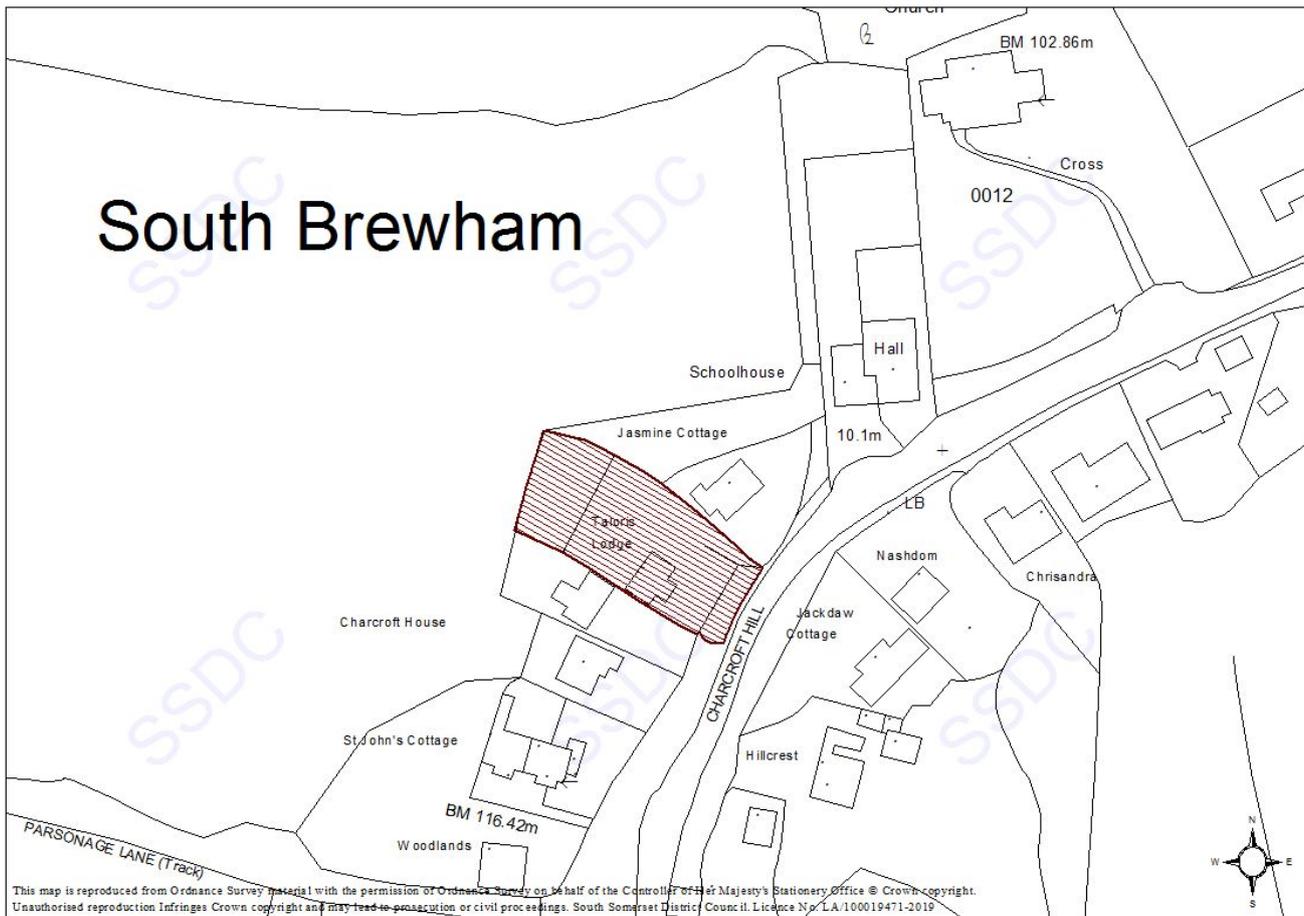
Proposal :	Erect extensions and form new access and parking area.
Site Address:	Taloris Lodge Charcroft Hill Brewham
Parish:	Brewham
TOWER Ward (SSDC Member)	Cllr Mike Beech
Recommending Case Officer:	Stanley Norris Tel: 01935 462462 Email: planningcaseteam@southsomerset.gov.uk
Target date :	18th January 2019
Applicant :	Mr Sean Taylor
Agent: (no agent if blank)	Mr David Nurse David Nurse Building Consultant Stonegarth Godminster Lane Bruton Somerset BA10 0NB
Application Type :	Other Householder - not a Change of Use

This application is called to Area East Committee by the chair as the officer recommendation is contrary to views held by the Ward Member and the Parish Council.

Neighbours/consultees correct: Yes

Site Context/Description and Proposal:





Talaris Lodge is a semi-detached two storey dwelling located in a relatively isolated position. The dwellinghouse is constructed of reconstructed stone under a concrete interlocking tile roof with UPVC openings. Neighbouring properties are located on both sides, there is an approximate distance of 13 metres between the north eastern flank of Talaris Lodge and the south western flank of Jasmine Cottage. The South Western Neighbour, North View is set back further from the road with its north western (side) elevation sitting approximately 2 metres west of the rear of Talaris Lodge.

Talaris Lodge is not located within a Conservation Area however the neighbouring dwelling to the north east, Jasmine Cottage is a Grade 2 Listed Building and situated further north are the Grade 2 Listed Village Hall (approx. 48 metres flank to flank) and even further beyond is the Grade 2* Listed St John the Baptist Church (approx. 100 metres from flank to flank). Approximately 40 metres east (opposite) is Gordons Cottage another Grade 2 Listed Building.

The proposal outlines large erections to the principle elevation and the northern elevation. The erections will see an increase in the overall width of the dwelling from approximately 11 metres to 15.6 metres and increase in the existing depth from approximately 8 metres to approximately 19.6 metres including a large terraced/balcony area at the rear. The proposal will increase the number of bedrooms from 3 to 4.

New access is also proposed to the site in the south eastern corner of the properties boundary.

History

No relevant history.

Policy

South Somerset Local Plan 2006-2028:

Policy EQ2 -General Development

Policy EQ3- Historic Environment

Policy TA6 - Parking Standards

NPPF:

Chapter 12 - Achieving Well Designed Places

Chapter 16 - Conserving and Enhancing the Historic Environment

Planning Practice Guidance, 2014. (As Amended)

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

Somerset County Council Parking Strategy, March 2012 and September 2013.

Town/Parish Council

Brewham Parish Council had no objections to the proposal.

Neighbour Comments

4 Neighbours notified of proposed development

1 letter of objection received outlining that the development is out of character with the area, will limit natural light within their property and will ruin the view from the property.

These objections will be discussed throughout this report, however, the objection based on the ruining of a view will not be discussed as this is not considered to be a planning issue.

Other Consultees

Archaeological Consultant - 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.

County Highways - Standing Advice Applies

SSDC Highways Consultant - I think this development is likely to be acceptable; however, I would like to see some additional detail on the plans. The extent of the visibility splays that would be available at the point of access need to be shown- these must measure 2.4mts x 42mts in both directions with no obstruction greater than 600mm within the splays. The entrance gates should be set back a minimum distance of 5 mts from the edge of the carriageway and the access between the carriageway edges and gates must be properly consolidated and surfaced (not loose stone or gravel). Parking provision should accord with the optimum standards set out in the Somerset Parking Strategy, independent of a turning area.

CIL

This authority does not collect CIL on householder development.

Visual and Landscape Impact

Older dwellinghouses within the vicinity are generally constructed with natural stone with the more modern properties built using reconstructed stone (as Taloris lodge is existing). The proposal outlines the use of render and timber boarding which is considered to cause harm to the existing street scene and is considered to be out of character with the established character.

It is important to ensure that the design, scale and appearance of any proposal is appropriate to avoid dominating the existing house. Particular care should be given to extensions which front the highway due to their often prominent position and impact on the character of the property and the surrounding area. Whilst the proposal is of a standard design that is sometimes acceptable in other locations, the position of the host property results in a large two storey element which is highway-facing and brings the build line closer to the highway. The extension would also protrude 8 mts further east towards the highway, and would upset the broad arc of build line which enhances the character of the area and any build significantly forward of this is considered to detract from the character of the settlement.

There are no visual constraints with the proposed new access.

Residential Amenity

Although a large part of the proposal outlines the erection of a large first floor terraced area it is not considered that this would result in any overlooking issues or result in a loss of privacy on Jasmine Cottage as the border between these properties is heavily landscaped with mature shrubs and trees. It is also considered that this erection would not have an overlooking impact on Northview, as there will be a 2 metre block wall which will eradicate any overlooking issues to the south west.

The alterations to the existing dwellinghouse also outlines the installation of multiple new windows and openings, including the addition of 2 new dormer windows facing north from the proposed garage element, these additions are not considered to cause any demonstrable harm to residential amenity of occupiers within the vicinity.

In terms of size, appearance and design the proposal is considered to have an overbearing and dominant impact on neighbouring properties. The letter of objection received from a neighbouring property suggested that the erection would limit the amount of natural light that the property would receive, although due to the degree of separation between Charcroft House and Taloris Lodge, it is not considered that this would be sufficient to warrant a refusal.

It is however considered that the overbearing impact on Northcroft is demonstrable enough to warrant a refusal. Although there has not been an objection submitted, it is considered that the position of the extension and the size would create a large wall (approximately 8 mts in depth with a height of 6.5 metres) which would run along the boundary, and therefore is considered to be dominant, overbearing and inflict a loss of natural light.

Impact on Listed Building

When making a decision on a planning application for development that affects the setting of a listed building, a local planning authority must have special regard to the desirability of preserving the setting. South Somerset Local Plan Policy EQ 3 sets out that;

'All new development proposals relating to the historic environment will be expected to:

-Safeguard or where appropriate enhance the significance, character, setting and local distinctiveness of heritage assets;

-Make a positive contribution to its character through high standards of design which reflect and complement it and through the use of appropriate materials and techniques'

It is considered that the proposal is contrary to the requirements of Policy EQ3 and would cause demonstrable harm to the character of the area and the setting of the listed buildings. It is also considered that the positioning of the extension would detract from the enjoyment of the nearby listed buildings for other residents within the vicinity.

Conclusion

It is considered that the proposal is out of keeping with the local area, in terms of the size, positioning and design of the erections. It is also considered that the proposal would detract from the character of the nearby listed buildings.

Recommendation

Refuse for the following reason;

01. The proposal is considered to be contrary to Policies EQ2 and EQ3 of the South Somerset Local Plan (2006-2028) and the guidance set out in the National Planning Policy Framework (NPPF), in that the development does not preserve or enhance the character of area and adversely harms the setting of nearby Listed Buildings by virtue of its size, scale, design materials and local impact.

Informatives:

01. In accordance with paragraphs 186 and 187 of the NPPF the council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions. The council works with applicants/agents in a positive and proactive manner by;
 - Offering a pre-application advice service, and
 - As appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions

In this case, the applicant/agent did not take the opportunity to enter into pre-application discussions.
