

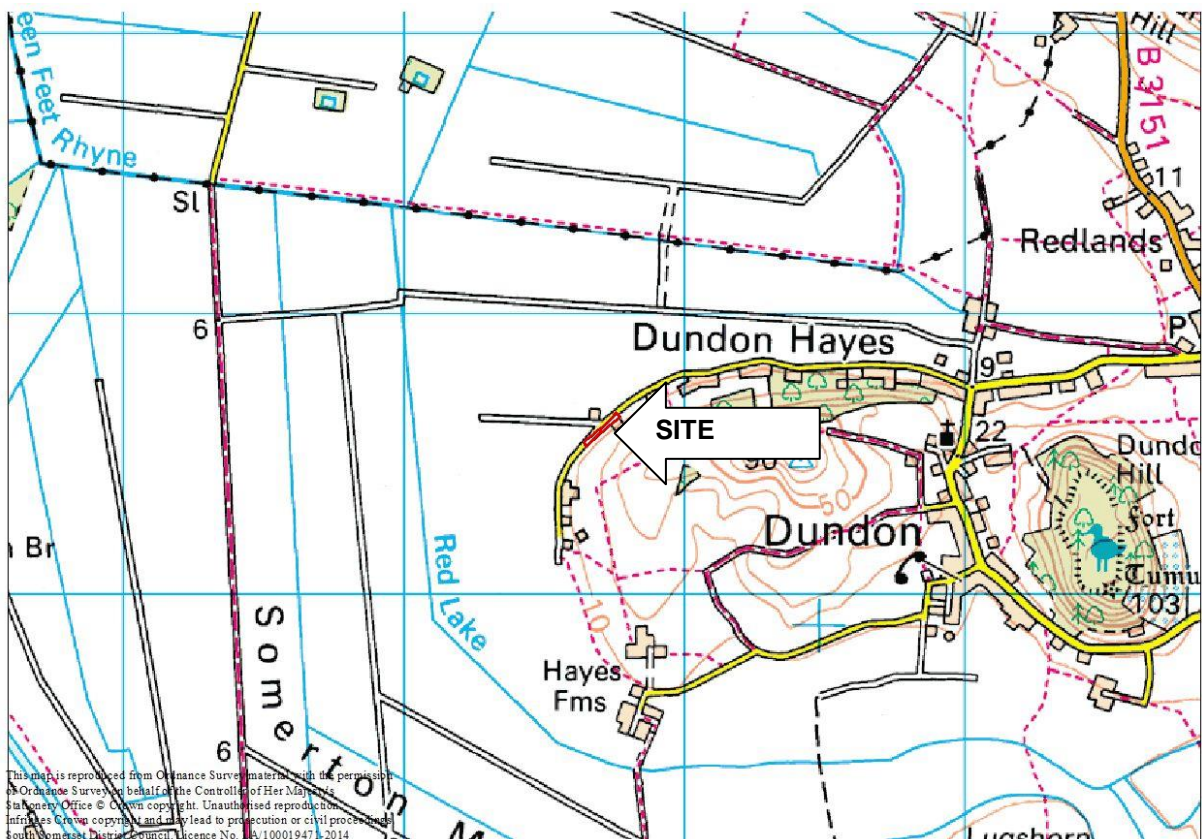
Officer Report On Planning Application: 14/03950/FUL

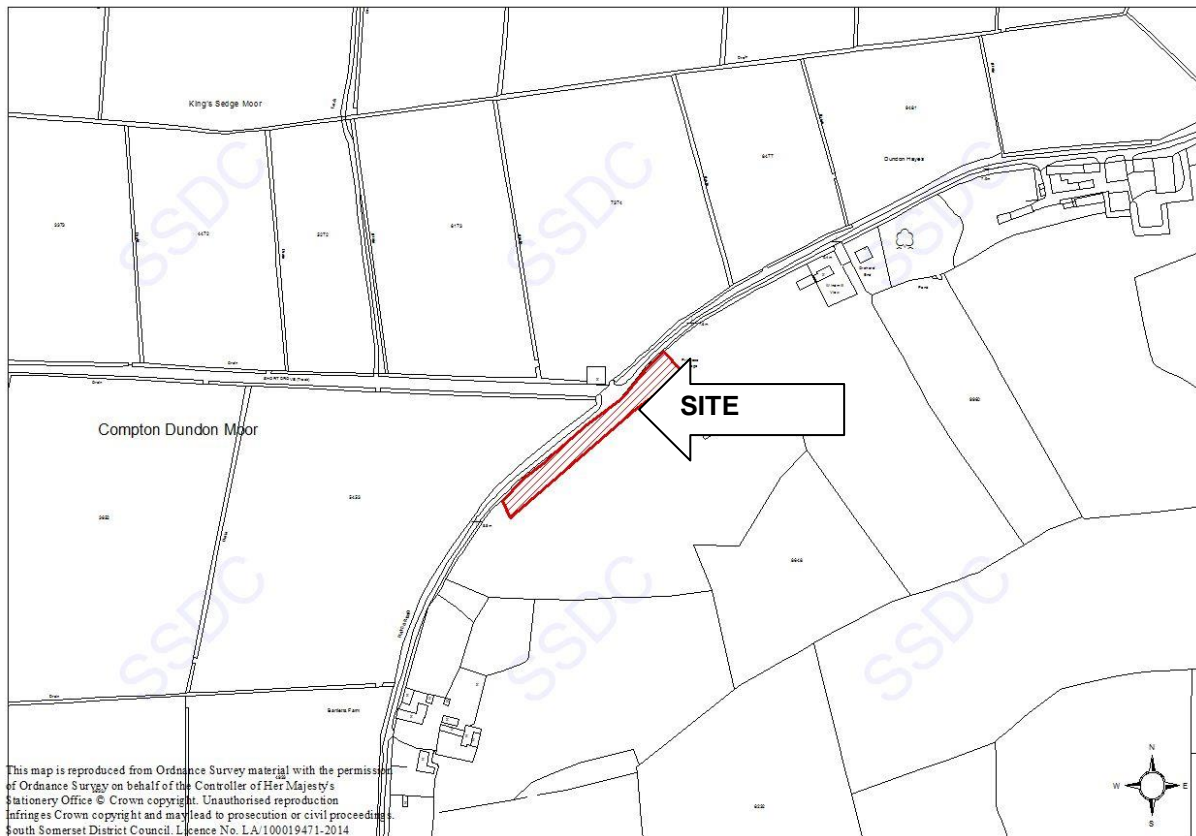
Proposal :	Erection of a single storey side extension, erection of a detached double garage/workshop and relocation of existing storage building (GR:346749/132625)
Site Address:	Primrose Cottage, Hayes Road, Compton Dundon.
Parish:	Compton Dundon
WESSEX Ward (SSDC Members)	Cllr Pauline Clarke Cllr David Norris
Recommending Case Officer:	Anuska Gilbert Tel: 01935 462159 Email: anuska.gilbert@southsomerset.gov.uk
Target date :	17th November 2014
Applicant :	Mr David Shears
Agent: (no agent if blank)	
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

This application is referred to Area North Committee as the applicant is an employee of South Somerset District Council.

SITE DESCRIPTION AND PROPOSAL





The two storey detached application property is located on the south-eastern side of unclassified Hayes Road. It includes single storey element to the front and side (western) elevations and a single storey detached outbuilding and timber sheds to the east. The dwelling is constructed of blue lias stone and timber boarding under a tiled roof with timber doors and white UPVC windows. The site itself has a linear form with garden to the rear and eastern side and a parking area with an existing garage to the west. The site is bounded by timber post-and rail fencing and hedging. The nearest residential properties are located some 100 metres to the east.

The application seeks planning permission for the erection of a single storey side extension on the property's eastern side, the erection of a detached double garage to replace the existing garage building and the relocation of the existing storage building to the far south-western end of the plot. Materials are stated as to match the main dwelling. The proposed single storey extension on the property's eastern side will replace the existing collection of outbuildings and will provide annexe accommodation.

HISTORY

98/01358/FUL - Erection of single storey extension to dwelling - permitted with conditions - July 1998

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that decision must be made in accordance with relevant Development Plan Documents unless material

considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that the relevant development plan comprises the saved policies of the South Somerset Local Plan and the provisions of the National Planning Policy Framework (NPPF).

The policies of most relevance to the proposal are:

Saved policies of the South Somerset Local Plan (April 2006)
Policy ST5 - General Principles of Development
Policy ST6 - The Quality of Development

National Planning Policy Framework - March 2012
Chapter 7 - Requiring good design

South Somerset Sustainable Community Strategy
Goal 8 - Quality Development

CONSULTATIONS

Compton Dundon Parish Council - Recommend approval

SCC Highways - Standing advice applies. Internal dimensions for a parking space 3 metres x 3 metres. 2 car spaces are required for a 2 bed property; 2.5 for a 3 bed property and 3 for a property with 4+ beds.

REPRESENTATIONS

2 neighbours notified and site notice (general interest) erected - no representations received.

CONSIDERATIONS

The proposal, consisting of a new extension and garage is considered to be of an acceptable design and detailing that would be subservient to the main dwelling in terms of its single storey scale and design. The materials are stated as being to match the existing property. 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 area, particularly given that the proposed structures will upgrade and replace existing structures on the site.

It is not considered that the window layout and general bulk of the extension is such that it would give rise to undue overlooking / loss of privacy or an overbearing relationship with neighbouring properties given that the dwelling has no immediate neighbours; the nearest being located some 100 metres to the east. Therefore the proposal would not harm local residential amenity. With regards the accommodation to be provided, a condition can be added to the approval to require the annexe accommodation to remain ancillary to the principle dwelling, Primrose Cottage.

The highways authority has referred to standing advice as their consultation response. The internal dimensions of the proposed double garage are generally in accordance with the criteria of the Somerset Parking strategy, with ample additional parking available elsewhere in the site, and no changes are proposed to the access. As such the scheme is acceptable in

terms of highway safety.

Accordingly the proposal is considered to comply with policies ST5 and ST6 and is as such recommended for approval.

RECOMMENDATION

Grant permission

For the following reason:

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 in accordance with the aims and objectives of Policies ST5 and ST6 of the South Somerset Local Plan (Adopted April 2006) and the provisions of the National Planning Policy 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 following approved plans: [Drawings received 26 August 2014 and 22 September 2014].

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

03. The accommodation hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the adjacent dwelling known as Primrose Cottage. There shall be no subdivision of this single residential planning unit.

Reason: In the interests of residential amenity, highway safety and as the application has been assessed on this basis only in accordance with policy ST6 of the South Somerset Local Plan (Adopted April 2006).
