

Officer Report On Planning Application: 19/00717/HOU

Proposal :	The erection of a two storey side and single storey rear extension to dwellinghouse (part retrospective/revised application).
Site Address:	10 Westbury Gardens Higher Odcombe Yeovil
Parish:	Odcombe
COKER Ward (SSDC Member)	Cllr G Seaton Cllr N Clark
Recommending Case Officer:	Jacqui Churchill – Case Officer (Service Delivery)
Target date :	26th April 2019
Applicant :	Mr Liam Delaney
Agent: (no agent if blank)	Mr Barry Buckley Castellum Tinneys Lane Sherborne Dorset DT9 3DY
Application Type :	Other Householder - not a Change of Use

Reason for Referral to Committee

At the request of the Ward Member and with the agreement of the Area Chairman, this application is referred to Area Committee for full consideration around Policy EQ2 (Design and General Development) of the South Somerset Local Plan 2006-28.

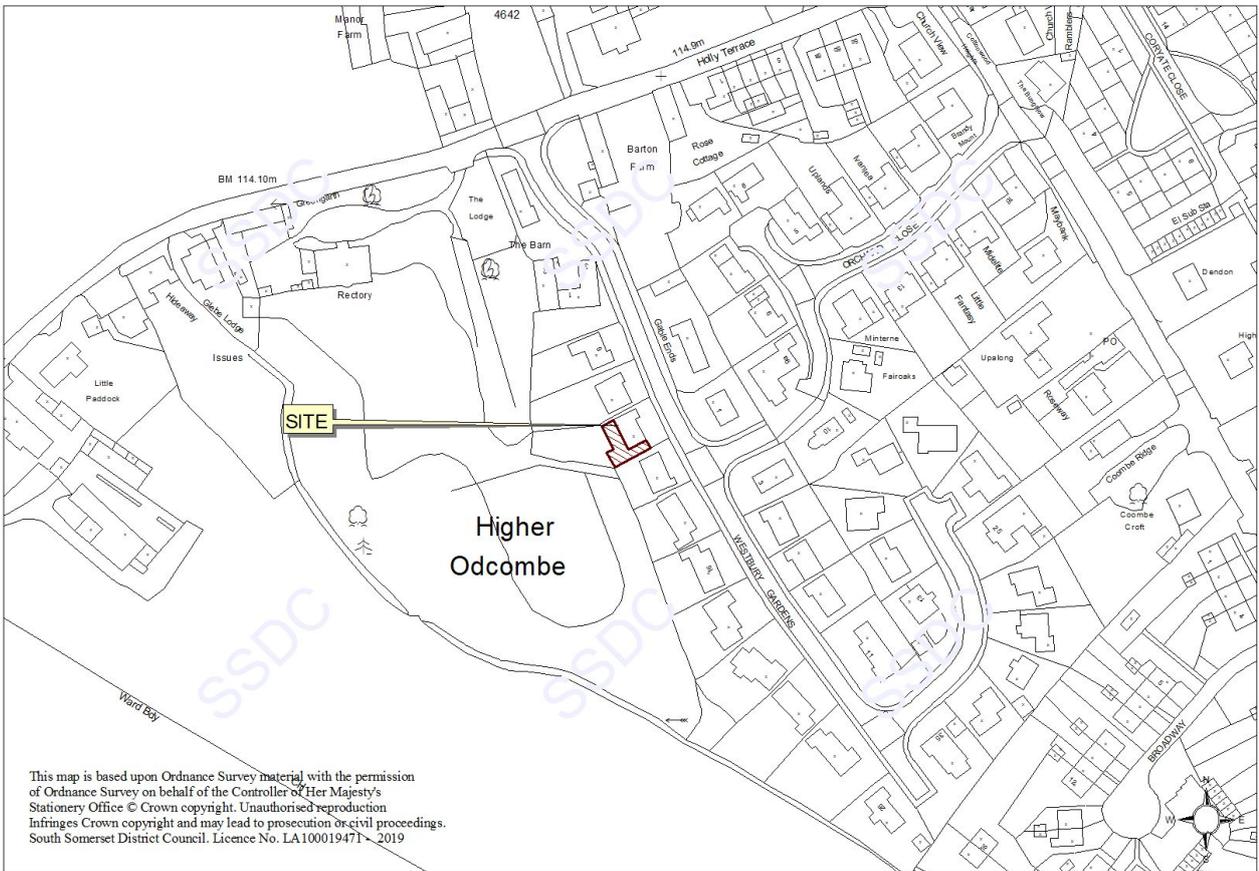
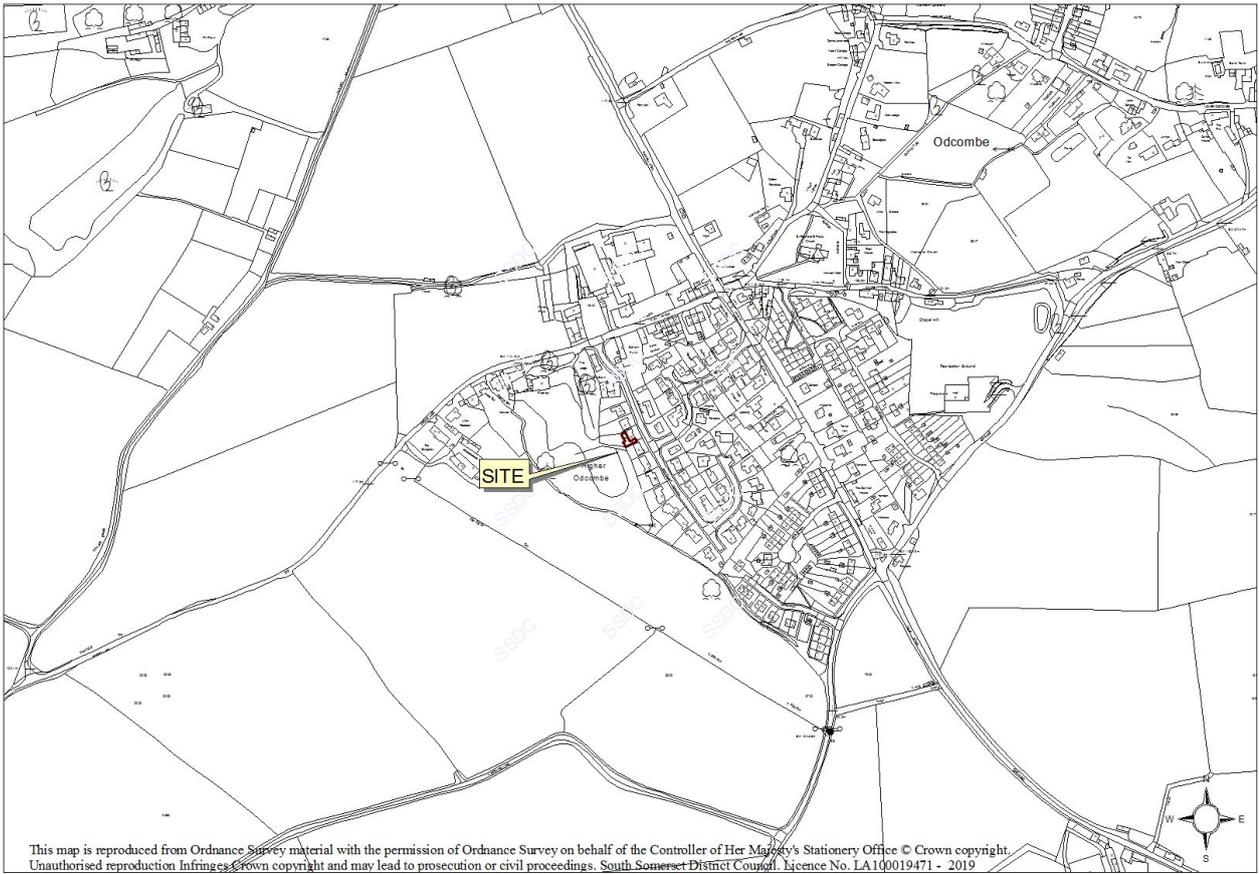
Site Description and Proposal

Date of site visit: 19.03.19

Neighbours/consultees correct: Yes

Description: 10 Westbury Gardens is a two storey detached dwellinghouse constructed of recon stone under a double roman tiled roof with white uPVC windows and doors.

This application seeks permission for the erection of a two storey side extension and single storey rear extension.



History:

18/02667/FUL - The erection of a two storey side and single storey rear extension - refused by Committee 08.11.2018. Dismissed at appeal 05.02.2019.

18/00364/OPERA - Pending consideration

17/04274/FUL - The erection of a single storey side and rear extension - permitted with conditions 04.12.17

Policy:

South Somerset Local Plan 2006-28:

Policy SD1- Sustainable Development

Policy SS1 - Settlement Hierarchy

Policy EQ2 - Design and General Development

Policy TA5 - Transport Impact of New Development

Policy TA6 - Parking Standards

NPPF:

Chapter 7 - Requiring Good Design

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

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

Odcombe Village Design Statement - updated 2015

Town/Parish Council: Odcombe Parish Council - Recommend refusal. "This application in no way addresses the concerns raised in application 18/02667/FUL. Whatever materials are used makes no difference to the fact that the additional height is overbearing to the property adjacent. By its height and close proximity to the immediate neighbour, this development is contrary to Policy EQ2 of the South Somerset Local Plan and design policies in NPPF 2018, and should be REFUSED".

Other Consultees:

Highways Authority: Standing advice applies (in this case, Amber Zone location and consequent need for 2.5 off- street car parking spaces)

Highways Consultant: No highways issues, no objections.

Neighbour Comments: 7 neighbours were notified and a site notice was displayed. The following representations were received:

12 Westbury Gardens - "We strongly object to the erection of a two storey side extension to the above application as it is very oppressive and overbearing, this is not helped by the building in such close proximity to our bungalow. Our ground level is almost a metre lower than No. 10. We feel that if this building goes ahead the value of our property will be substantially reduce as the two storey extension is so dominant from all viewpoints at the rear of our property."

31 Westbury Gardens - The above application for the 2-storey extension is completely out of keeping with the surroundings. In a village environment with open countryside all around to squeeze in a towering building overhanging a small one-storey bungalow would stick out like a sore thumb. The house concerned already has a massive extension and has scaffolding on the poor neighbours'

property for a year at least. This overdevelopment is certainly not conducive to the environment it's in, as this village is not a high density built-up area. I and many residents in the road I have spoken with are appalled that this might be allowed.

Officer response - although house value and use of scaffolding are not material planning considerations, other points will be dealt with under considerations below.

CONSIDERATIONS

Principle of Development

The proposal is made for the alteration and extension of an existing dwelling in Higher Odcombe. The extension of existing properties is usually acceptable in principle subject to the proposed development being in accordance with Development Plan policies and proposals.

In this case, a previous proposal reference 17/04274/FUL for the erection of a single storey side and rear extension was approved with conditions on the 04.12.2017. A further application reference 18/02667/FUL for the erection of a two-storey side and single storey rear extension was refused by Committee 08.11.2018 and subsequently dismissed at appeal 05.02.2019.

The main considerations in assessing this revised scheme will be the impact on the residential amenity of neighbouring residents, the impact on visual amenity of the area and impact on highway safety.

Scale and Appearance

This is a revised application from 18/02667/FUL for the erection of a two-storey side and single storey rear extension which was refused at Committee for the following reason:

01. The proposed development, and specifically the proposed and now part constructed two storey side extension, by virtue of its inappropriate use of render to the southern elevation; its height and its close proximity to the southern boundary, would lead to an overbearing and negative visual impact on the street scene. As such, the proposal is contrary to policy EQ2 of the South Somerset Local Plan and design policies in NPPF 2018

The only revision in this application is the use of matching stone on the side elevation of the two-storey side extension instead of render.

Policy EQ2 of the South Somerset Local Plan requires the proposal, in terms of density, form, scale, mass, height and proportions, to create a quality place, respect local context and character and to have regard to South Somerset District Council's Development Management advice and guidance. The National Planning Policy Framework (NPPF) also highlights the importance of high quality design. SSSDC have published a Residential Extension Guide which further protects the amenity of neighbouring properties, stating that extensions must not reduce the existing amenities of neighbours by overlooking or overshadowing. It also protects the character of the house, requiring extensions to be in keeping with the character of the building by neither dominating the building nor upsetting the balance of its original design.

When considering such a proposal it is important to ensure that the design, scale and appearance is appropriate to avoid dominating the existing house. In this case the property is located in a residential road of differing style properties with the neighbouring property to the south being a bungalow. The proposal has been revised to include a two storey side element to provide a dressing room and ensuite bathroom at first floor level. The two-storey side extension extends almost to the boundary with the neighbouring bungalow. The proposed two storey side extension, is set slightly lower than the

host dwelling's ridgeline and set back from the principal elevation resulting in a subservient appearance to the host dwelling in line with SSDC's design guide.

In the previous appeal decision following refusal of 18/02667/FUL, the Planning Inspector stated that the proposed use of render on the two storey side extension would cause harm to the present attractive uniformity of design in the area. This revised application has addressed that concern with the use of matching stone on the flank elevation of the two storey side extension. The Inspector concluded that the two storey side extension itself would not cause harm to the street-scene and that the two-storey stepped-down continuation of the existing house would be acceptable, but without the use of render, and would accord with Policy EQ2 and the aims of the Design Guide, as well as guidance on design in the Framework

As such, it is not considered that the proposal causes demonstrable harm to visual amenity and therefore accords with policy EQ2 of the South Somerset Local Plan 2006-28 and the provisions of the NPPF 2019.

Residential Amenity

The revised application introduces a two storey side element following the previously approved single storey extensions.

The occupants of the neighbouring bungalow to the south (12 Westbury Gardens) have raised an objection on the basis that the proposal is oppressive and overbearing. It is noted that the two-storey element will exceed the height of the adjoining bungalow's ridge. The west side of Westbury Gardens is made up of two storey properties to the north and single storey properties to the south. As a result of the proposal there is approximately a 1.8m gap between the application property and the bungalow to the south. Although the previously approved single storey element extends beyond the rear elevation of the application property, the two-storey element is limited to the depth of the existing dwellinghouse which extends approximately 1m deeper to the west (rear) than the rear elevation of the neighbouring bungalow. Therefore, due to the design of the extension including the two storey element being limited to the existing side elevation and the residual gap between the neighbouring properties, it is not considered that the proposed extension would cause an unacceptable sense of overbearing development. Furthermore, due to the orientation of the application property to the north of the bungalow, it is not considered to cause a significant loss of light. It is considered reasonable, bearing in mind the concerns of the Parish Council and neighbours to impose a condition to restrict permitted development rights in relation to alterations to the roof which could facilitate more development on the site in the form of a dormer window.

It is noted that there are no proposed side windows at either ground or first floor level in the two-storey side extension to avoid overlooking. The proposed window at first floor on the rear elevation will serve a bathroom and as such will be conditioned to be retained as obscure glazing. As such it is not considered that the proposal introduces overlooking or any significant loss of privacy.

The Planning Inspector raised no issues around residential amenity. Whilst sympathetic to the concerns of the neighbours, on balance and in the context of the recent appeal decision it is not considered that the proposal causes demonstrable harm to residential amenity and therefore accords with policy EQ2 of the South Somerset Local Plan 2006-28 and the provisions of the NPPF 2019.

RECOMMENDATION

Approve 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 Policy EQ2 of the South Somerset Local Plan (2006-28) and the provisions of the National Planning Policy Framework 2019.

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 date stamped as received 01 March 2019 and reference:

As Proposed - Ground Floor plan, Roof plan, Site/Block Plan, Location Plan, Section and Elevations
First Floor Plans and Cross Sections

And the external surfaces of the development shall be of materials as indicated in the application form and no other materials shall be used without the prior written consent of the local planning authority.

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

03. Prior to the development hereby approved being first brought into use the first floor window on the rear elevation shall be fitted with obscure glass and shall be permanently maintained in this fashion thereafter.

Reason: In the interests of residential amenity in accordance with Policy EQ2 of the South Somerset Local Plan 2006-28

04. Notwithstanding the provisions of Class B and C of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional or other alterations to the roof of the dwellinghouse including dormer windows, shall be carried out without the prior express grant of planning permission:

Reason: In the interests of residential amenity and to avoid overdevelopment in accordance with policy EQ2 of the South Somerset Local Plan 2006-28 and the provisions of the National Planning Policy Framework 2019.