

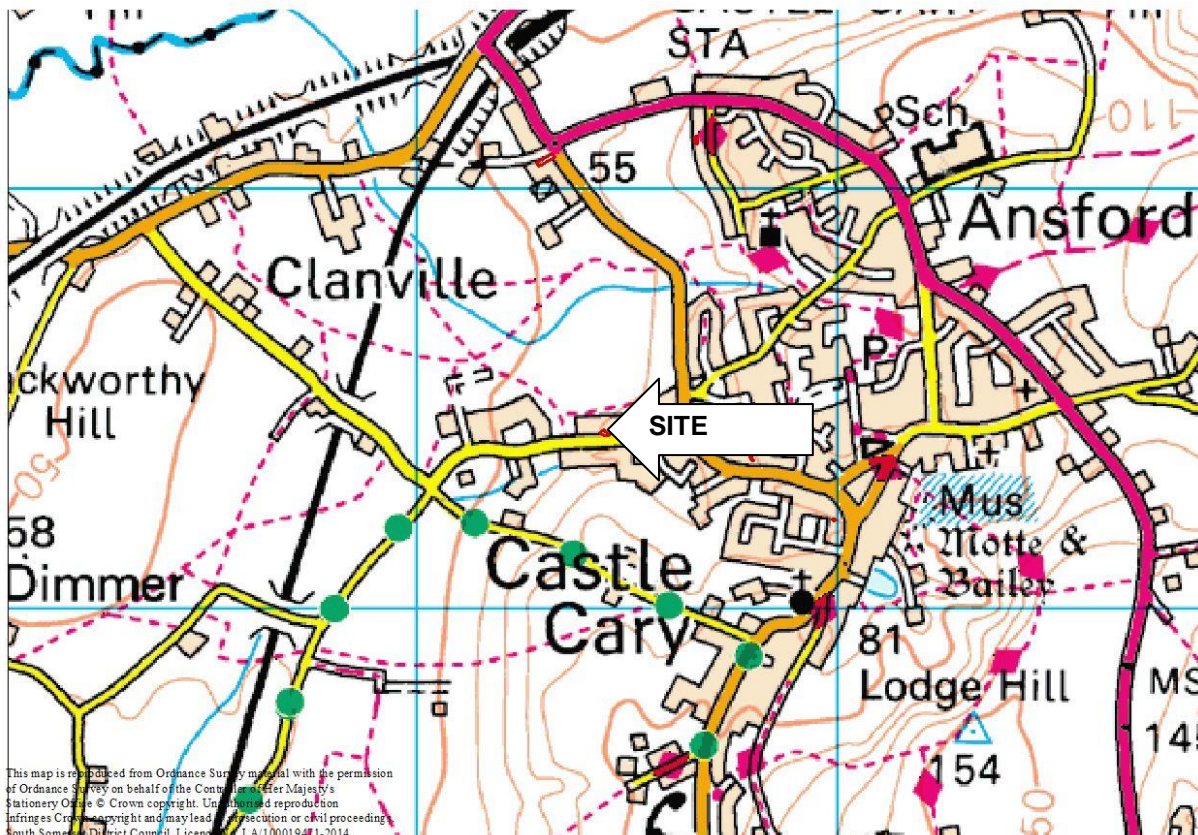
Officer Report on Planning Application: 14/03936/FUL

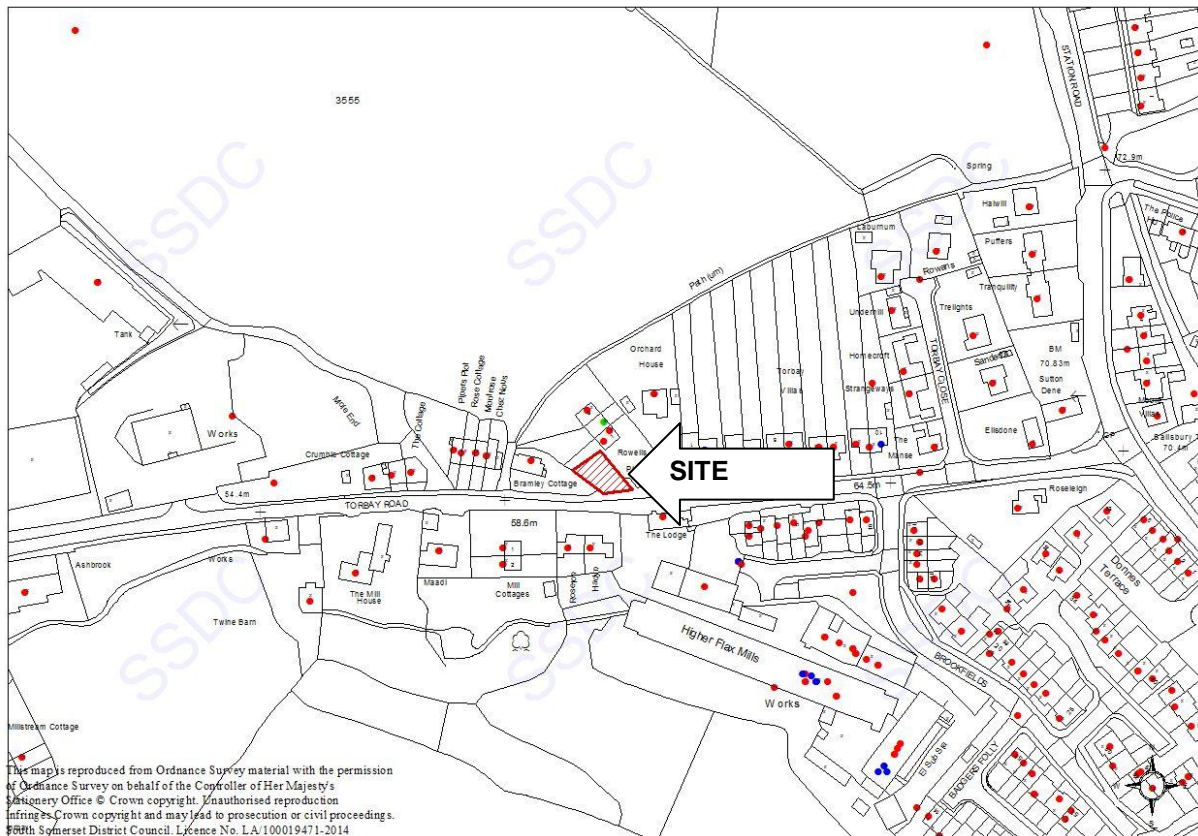
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|---------------------------------------|---|
| Proposal : | The erection of a hobby room, car port and additional parking (Retrospective application) |
| Site Address: | 2 Rowells Place Castle Cary Somerset |
| Parish: | Castle Cary |
| CARY Ward (SSDC Member) | Cllr N Weeks Cllr H Hobhouse |
| Recommending Case Officer: | Sam Fox Tel: 01935 462039 Email: sam.fox@southsomerset.gov.uk |
| Target date : | 14th November 2014 |
| Applicant : | Mrs Mandy Foot |
| Agent: (no agent if blank) | Mr Tim Downes Hillcote View 44 Westfield, Bruton, BA10 0BT |
| Application Type : | Minor Dwellings 1-9 site less than 1ha |

REASON FOR REFERRAL TO COMMITTEE

This application is referred to the committee at the request of the Ward Members with the agreement of the Area Chairman as the comments of the Town Council, Neighbour and Highways officer are contrary to the officer's recommendation.

SITE DESCRIPTION AND PROPOSAL





The site is located on the western edge of the town, within the defined development area.

The property is the middle of a row of three terraced, two-storey dwellings constructed of red brick with white UPVC windows under a tiled roof. The properties sit in an elevated position set back from the highway with a long gardens to the front and small gardens to the rear. Both end terraces benefit from additional side gardens whilst the application site benefits from an additional detached piece of land adjacent to the highway, this site being the subject of this application. An access path runs from the highway along the side of the site and across the front of the three dwellings. The site is surrounded by residential properties, opposite the site being the Grade II listed dwelling 'The Lodge' and the entrance to the Higher Flax Mills site.

This application seeks retrospective permission for the erection of a hobby room, carport and formation of additional parking. Historic imagery shows the site appeared to have previously been a small gravel area for parking approximately two vehicles leading onto an overgrown garden home to a number of sheds in varying states of disrepair. The area has been dug out and a retaining wall built around the site. A larger gravel parking area has been created with the addition of a carport of timber/Perspex construction with a lean to design adjoining the northeast elevation of the lean to block and render hobby room. The hobby room measures approximately 3m wide by 4m long and is 2.5m at its highest point. The carport measures approximately 2.8m wide, 4m long and 2.3m at its highest point.

HISTORY

None recent

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.

Saved policies of the South Somerset Local Plan (Adopted April 2006):

Policy ST5 - General Principles of Development

Policy ST6 - The Quality of Development

Policy EH5 - Setting of Listed Buildings

National Planning Policy Framework

7 - Requiring good design

South Somerset Sustainable Community Strategy

Goal 8 - High Quality Homes

Goal 9 - A Balanced housing Market

CONSULTATIONS

CASTLE CARY TOWN COUNCIL - It was noted that the building was not within the curtilage of the applicants house and had the proper process been followed, owners of adjoining properties and the Town Council would have had the opportunity to express their views to SSDC prior to the work being carried out. The building is completely separate and away from the applicant's home, is not particularly attractive and is quite prominent as you travel down Torbay Road.

The committee were unanimously opposed to retrospective permission being granted.

COUNTY HIGHWAY AUTHORITY - Standing advice applies, parking and turning for 3 vehicles

AREA ENGINEER - No comments received

CONSERVATION OFFICER - Although the host dwelling is relatively modern the site faces towards a significant historic building group. The new outbuilding is prominent, stepping forward of the existing house. Its materials and form make it more prominent, particularly the use of render in an area that is dominated by the use of stone and brick. If you are minded to approve the application then I suggest you seek some mitigation such as repainting the building with a stone that better reflects the natural stone hues in the locality and perhaps seeking some hedge planting around the front of the building.

REPRESENTATIONS

Two letters of representation received, one in support stating this is attractive, in proportion and an improvement on what was there before, and one objection raising the following issue:

Overlooks our front garden and driveway, invading our privacy.

Has planted some trees along the fence line, this will block out light to our garden and lounge and cause leaves to fall on our lawn and communal pathway.

Building work stopped when advised planning was needed, but started again and finished before the application was made.

Parking for people visiting the site already a problem.

It is bright white, not in keeping with the surrounding area.

CONSIDERATIONS

Visual amenity

The proposal is modest in size and of a simple lean to design, considered to be appropriate in terms of size, scale and design. Whilst the use of render is not prevalent immediately around the site it has been used within the local surrounding area, with the neighbouring property to the southwest, Bramley Cottage, having a rear extension visible from the highway finished in render. There is so much variety within the streetscene in terms of material type and colour and in terms of building design that there is no real uniformity. The conservation officer has commented on the prominence of the building being forward of the dwellings and of render construction, however, he has raised no objection to the proposal but suggested the re-painting of the render to a more subtle stone colour to help blend in with the surrounding palette. Whilst this suggestion has been noted, the area is not particularly sensitive in terms of visual amenity and although the render colour is quite bright this will weather down over time and the proposal be less stark in its appearance. Overall the proposal is considered an improvement on what previously existed. 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.

Residential amenity

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. Therefore the proposal would not harm local residential amenity.

Highway comments

The proposal does not meet the standing advice requirements as there is no onsite turning. However, the previous scheme offered only two parking spaces with no turning which would not meet the current standing advice in terms of both the number of spaces and turning. The proposal is an improvement on the previous scheme as it now provides three parking spaces without increasing the number of bedrooms.

Neighbour comments

The comments of the neighbour have been noted. Regarding the overlooking/invading privacy issue, the front gardens to these properties are relatively open and there would appear to be an existing level of overlooking. Whilst there are windows with a view towards the neighbour's garden and parking area, this is not considered to be any more harmful to that which previously existed. In terms of views into the neighbouring lounge, the site is at a lower level than the neighbouring property and with the orientation a direct view into the house would be difficult without considerable effort. It is not considered to cause any significant detrimental harm to in terms of overlooking/loss of privacy to the occupiers of the neighbouring property.

In terms of the hedge planting, this could be carried out under permitted development rights, likewise, this would go some way to screen the views both into and out of the site giving additional privacy to both the applicant and the neighbour.

This application is to regularise the fact that the building was built before any planning permission was applied for, all works carried out prior to permission is done at the applicants own risk.

The issue over parking has been improved by the proposal increasing the number of spaces and with regard to the bright colour, this will weather and settle in with its surroundings and is considered to be acceptable as stated above.

Parish Council comments

The comments of the parish council have been noted. Whilst the parcel of land is detached from the other residential curtilage, it would appear to have been linked to the dwelling for many years and used as a garden and parking area without any issues. The proposal is to

regularise the retrospective building which replaces the various sheds and provides additional parking. Whilst the proposal is prominent within the streetscene when travelling towards it from the east, this is enhanced by the newness of the white render and the open space created whilst creating the level area and general clearing up of the site. In time the render will weather and will settle comfortably into the streetscene.

Conclusion

Overall the proposal is considered to be acceptable in terms of visual and residential amenity and is considered to be an improvement in terms of highway safety. Accordingly the proposal is considered to comply with policies ST5 and ST6.

RECOMMENDATION

Permission be granted 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).

SUBJECT TO THE FOLLOWING:

01. Notwithstanding the time limits given to implement planning permission as prescribed by Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended), this permission (being granted under section 73A of the Act in respect of development already carried out) shall have effect from the 01 February 2014.

Reason: To accord with the provisions of section 73A of the Town and Country Planning Act 1990.