

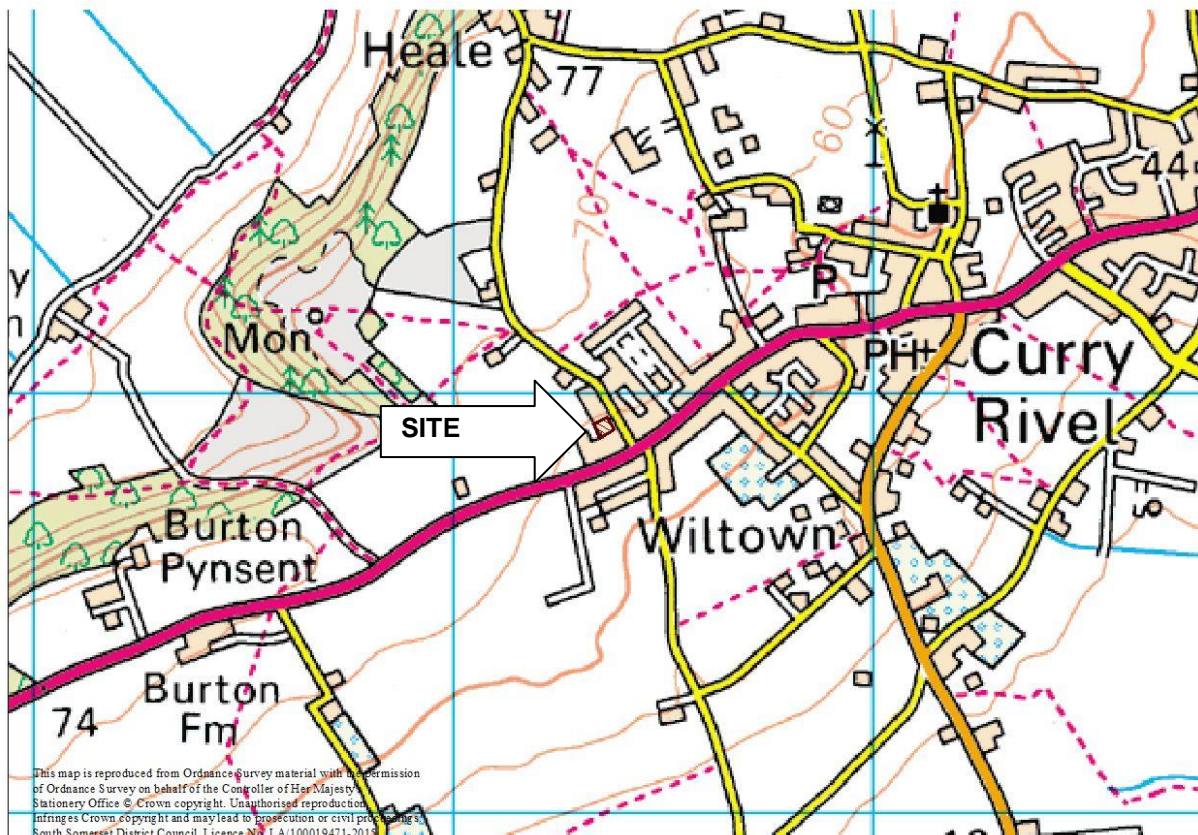
Officer Report On Planning Application: 15/01502/FUL

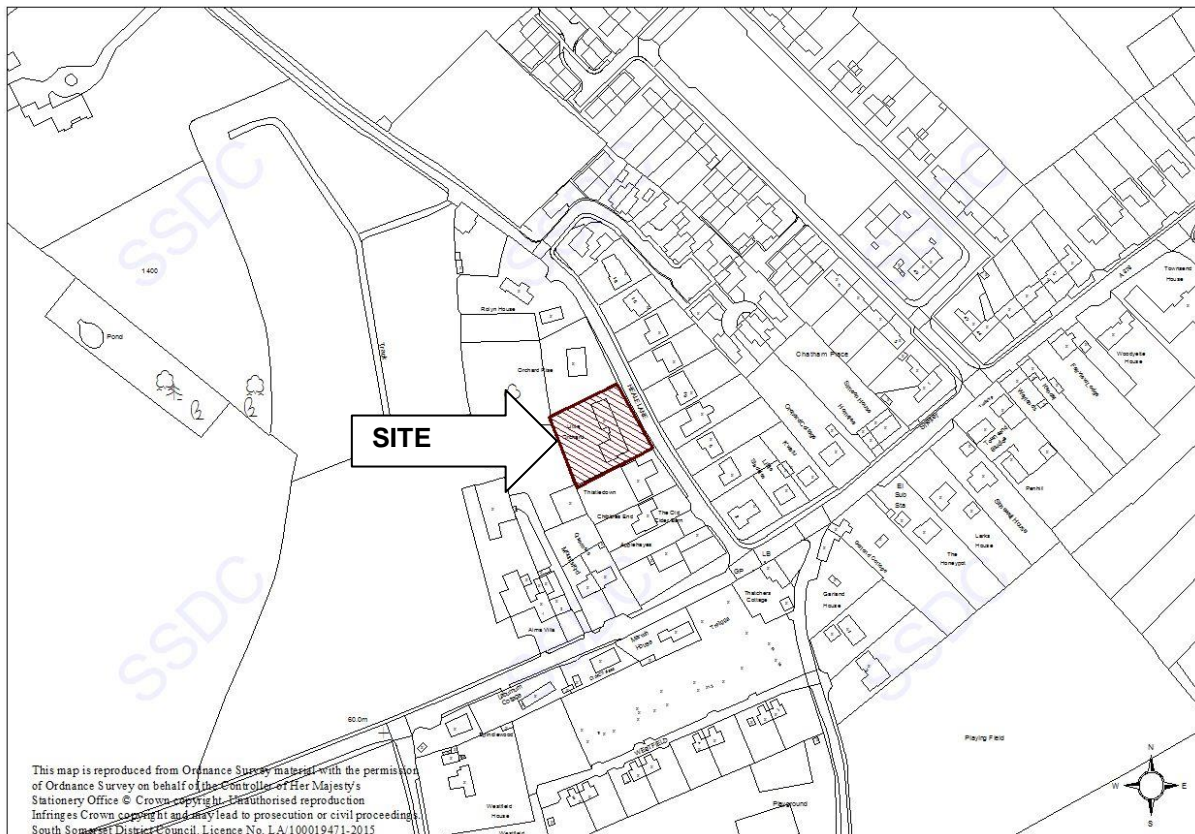
Proposal :	Erection of an attached single storey annexe (GR:338363/124923)
Site Address:	Little Orchard, Heale Lane, Curry Rivel.
Parish:	Curry Rivel
CURRY RIVEL Ward (SSDC Member)	Cllr Tiffany Osborne
Recommending Case Officer:	Stephen Baimbridge Tel: 01935 462321 Email: stephen.baimbridge@southsomerset.gov.uk
Target date :	15th May 2015
Applicant :	Mr B Bristow
Agent: (no agent if blank)	Mr G Smith, Smith Planning & Design, Wayside, Fivehead, Taunton, Somerset TA3 6PQ
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

This application is referred to the Area North Committee by the Ward Members and Area Chair, as the comments of the Parish Council are contrary to the officer's recommendation.

SITE DESCRIPTION AND PROPOSAL





The site is located on the west side of Heale Lane, Curry Rivel. The property backs onto agricultural land.

The property is a detached, single storey dwelling constructed of reconstructed stone.

This application seeks permission for the erection of an attached single storey annex.

RELEVANT HISTORY

14/00917/FUL: Erection of a detached bungalow together with alterations to the existing pedestrian and vehicular access arrangements (Revised Scheme) REFUSED

740838: Erection of double garage

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF states that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that the adopted development plan comprises the policies of the South Somerset Local Plan 2006 2028 (adopted March 2015).

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

Policy SD1: Sustainable Development

Policy SS1: Settlement Strategy
Policy SS2: Development in Rural Settlements
Policy EQ2: General Development
Policy TA5: Transport Impact of New Development
Policy TA6: Parking Standards

National Planning Policy Framework

Chapter 7: Requiring Good Design

CONSULTATIONS

Curry Rivel Parish Council - Following a long discussion, the Parish Council could not find a valid planning reason to recommend refusal. A vote taken resulted in four in favour, two against and one abstention.

County Highway Authority - Standing Advice applies

REPRESENTATIONS

Two letters of objection have been received raising the following points:

- Applications 13/03180/FUL and 14/00917/FUL were both rejected and the new application offers little change.
- The annex is a substantial self-contained bungalow which abuts the application property.
- The result of the application would be a continuous building along the road frontage and along the length of the rear garden on the side close to the residential property, "Pensfold".
- The property has the general appearance of being extended.
- The proposal would result in a pitched roof and a tiled roof adjoining a flat roof.
- The extension would be closer to the neighbouring boundary than the previous application refused.
- Existing survey drawings are not accurate as they do not show the three-bay timber structure in the rear garden.
- This is an overdevelopment of the site and a "back door attempt to build another dwelling in an inappropriate location".

CONSIDERATIONS

Design

The proposed extension is not considered to be of an appropriate design and detail, and would not be subservient to the main dwelling in terms of scale and design. In addition to the three-bay outbuilding not shown on the submitted plans, the rear extension proposed would result in an over-development of the site. The proposed extension would result in built-form running almost the full length of the rear garden of the adjacent property known as Pensfold, and in addition to the extension measuring 4.9 metres to the ridge and being set less than 3 metres this boundary, it would result in harm to visual and residential amenity.

The property is of a multi-sided and atypical shape, giving the appearance that it has been enlarged through numerous additions. There are three attached, increasingly recessive dual-pitched roofs which follow the run of the road, in addition to a flat roofed rear and side extension. The application proposes to extend the property beyond the flat-roofed rear extension with two perpendicular dual-pitched roofs. This would give the appearance of further

piecemeal additions considered to be of poor design. The application is therefore considered to be contrary to EQ2.

The extension provides two bedrooms with en-suites, a sitting room, dining room, and kitchen; these rooms would be connected to the games room and utility room which cannot be accessed through the main dwelling, thus forming an independent building from the main property. By virtue of this accommodation and degree of self-containment, the annex is considered tantamount to a new dwelling in an unsuitable location, without justification through policy SS2. The annex, considered tantamount to a new dwelling, is located within a "Rural Settlement", where development will be strictly controlled and limited to that which provides employment opportunities, enhances community facilities and services to serve the development, or meets an identified housing need, particularly for affordable housing. The proposal fails to satisfy any of the aforementioned criteria and as such constitutes unsustainable development, contrary to policies SD1, SS1 and SS2 of the South Somerset Local Plan (2006-2028) and to the aims and objectives of the National Planning Policy Framework.

Highways Safety

The Highways Authority state that its Standing Advice applies to this application. The access and parking arrangements are considered compliant to with the Advice and policies TA5 and TA6.

Conclusion

Notwithstanding the comments of the Parish Council, the proposal is considered to be contrary to policies SD1, SS1, SS2, and EQ2 of the South Somerset Local Plan, and provisions of the NPPF by reason of being tantamount to a new dwelling in an unsustainable location; it is also considered to be of poor design, and an over-development of the site to the detriment of residential and visual amenity.

RECOMMENDATION

Refusal

FOR THE FOLLOWING REASONS:

01. The proposed single storey extension by reason of the level of accommodation and degree of self-containment, with no shared facilities is tantamount to a new dwelling in a rural settlement for which no reasonable justification has been submitted, contrary to policies SD1, SS1, and SS2 of the South Somerset Local Plan (2006-2028) and the provisions of the NPPF.

02. The proposed single storey extension is an over-development of the site and is of poor design contrary to policy EQ2 of the South Somerset Local Plan (2006-2028) and the provisions of the NPPF.

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, pre-application advice was not sought and there are no minor solutions to overcome the significant objections.
