

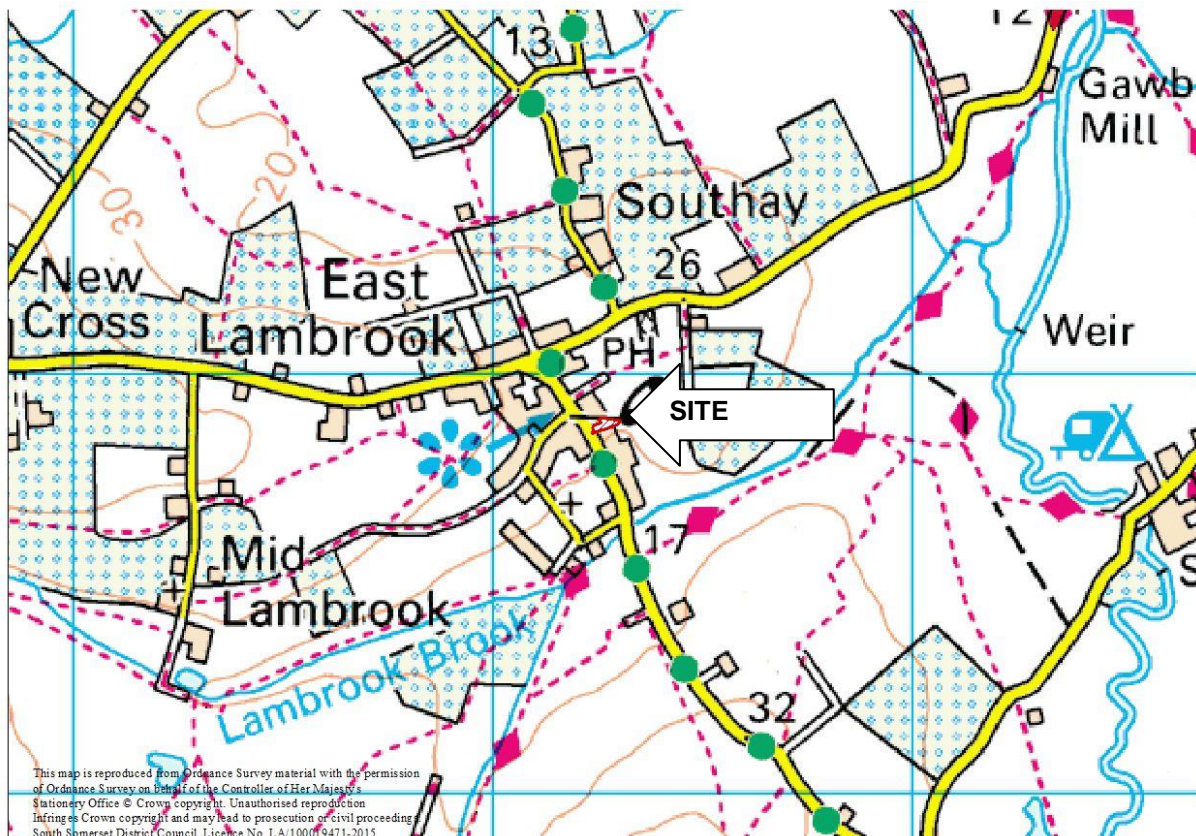
Officer Report On Planning Application: 15/01379/FUL

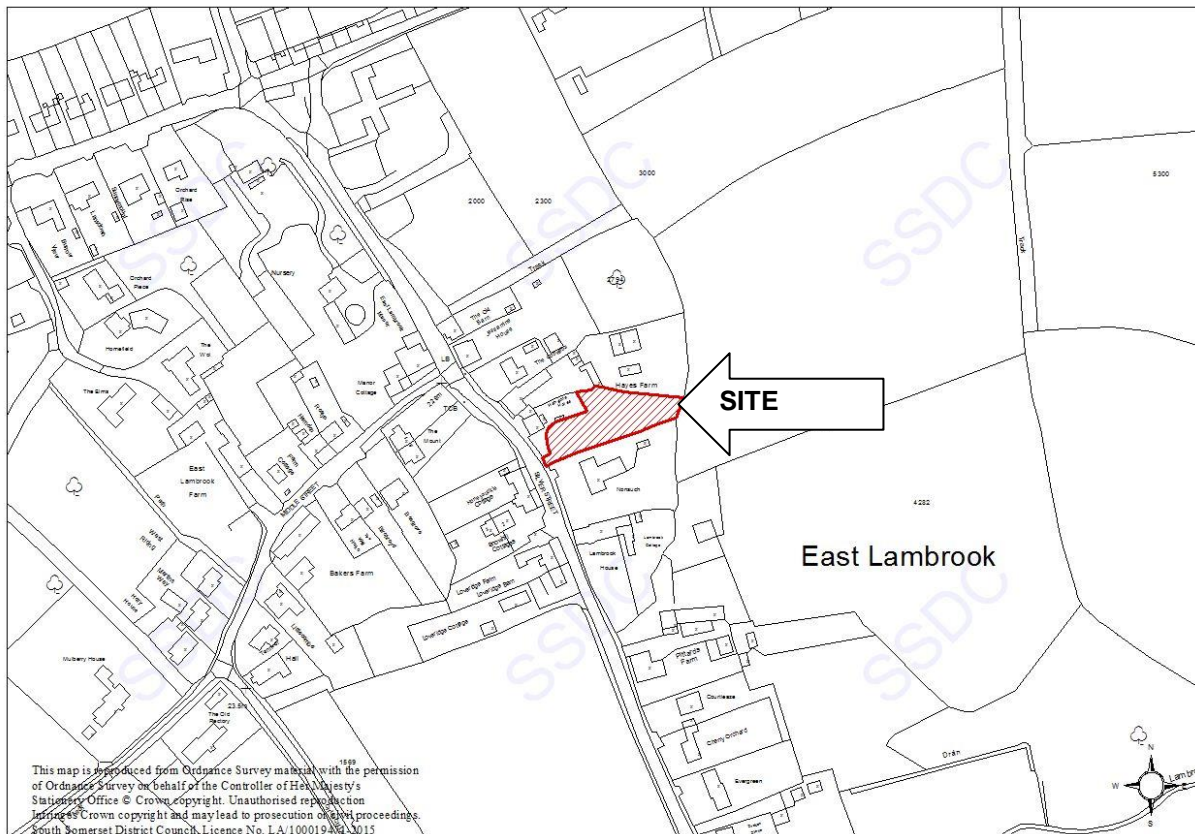
Proposal :	Install a dual pitch roof to replace an existing flat roof and erect a rear extension. (GR 343253/118867)
Site Address:	Shearstone, Silver Street, East Lambrook.
Parish:	Kingsbury Episcopi
BURROW HILL Ward (SSDC Member)	Cllr Derek Yeomans
Recommending Case Officer:	Stephen Baimbridge Tel: 01935 462321 Email: stephen.baimbridge@southsomerset.gov.uk
Target date :	8th May 2015
Applicant :	Mr And Mrs T Nash
Agent: (no agent if blank)	Smith Planning & Design Limited. 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 committee due to the applicant's position within the District Council.

SITE DESCRIPTION AND PROPOSAL





The property, known as "Shearstone", is a detached bungalow constructed of reconstructed stone. Shearstone is located on Silver Street, within the East Lambrook Conservation Area.

This application seeks permission to install a dual pitch roof to replace an existing flat roof and to erect a rear extension.

RELEVANT HISTORY

94/00931/FUL: demolition of shed and the erection of a summerhouse.

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 EQ2: General Development
- Policy EQ3: Historic Environments
- Policy TA5: Transport Impact of New Development

National Planning Policy Framework

Chapter 7: Requiring Good Design

Chapter 12: Conserving and Enhancing the Historic Environment

CONSULTATIONS

Kingsbury Episcopi Parish Council - Approve

County Highway Authority - No observations

REPRESENTATIONS

None received

CONSIDERATIONS

The proposed extension is considered to be of an appropriate design and detailing that would be subservient to the main dwelling and respectful to the character of the property and Conservation Area in terms of 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, or historic environment.

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.

The Highways Authority raised no observations to the application. It is not considered that the works would result in harm to highways safety, in accordance with policy TA5.

Accordingly the proposal is considered to comply with policies SD1, SS1, EQ2, EQ3 and TA5 of the South Somerset Local Plan, and the provisions of the NPPF.

RECOMMENDATION

Permission be granted subject to the following conditions:-

01. The proposed roof extension and rear extension are of an appropriate design, detailing, and size and would have no adverse impact on visual or residential amenity, the historic environment, or highway safety. As such the proposal complies with policies SD1, SS1, EQ2, EQ3 and TA5 of the South Somerset Local Plan, and the provisions of the NPPF.

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 and email:

Drawing Number: 15/1478/01 rev B, received 01 May 2015

Email from Agent confirming external materials to match, received 09 May 2015.

Reason: In the interests of proper planning and for the avoidance of doubt.
