

## Officer Report On Planning Application: 15/02210/FUL

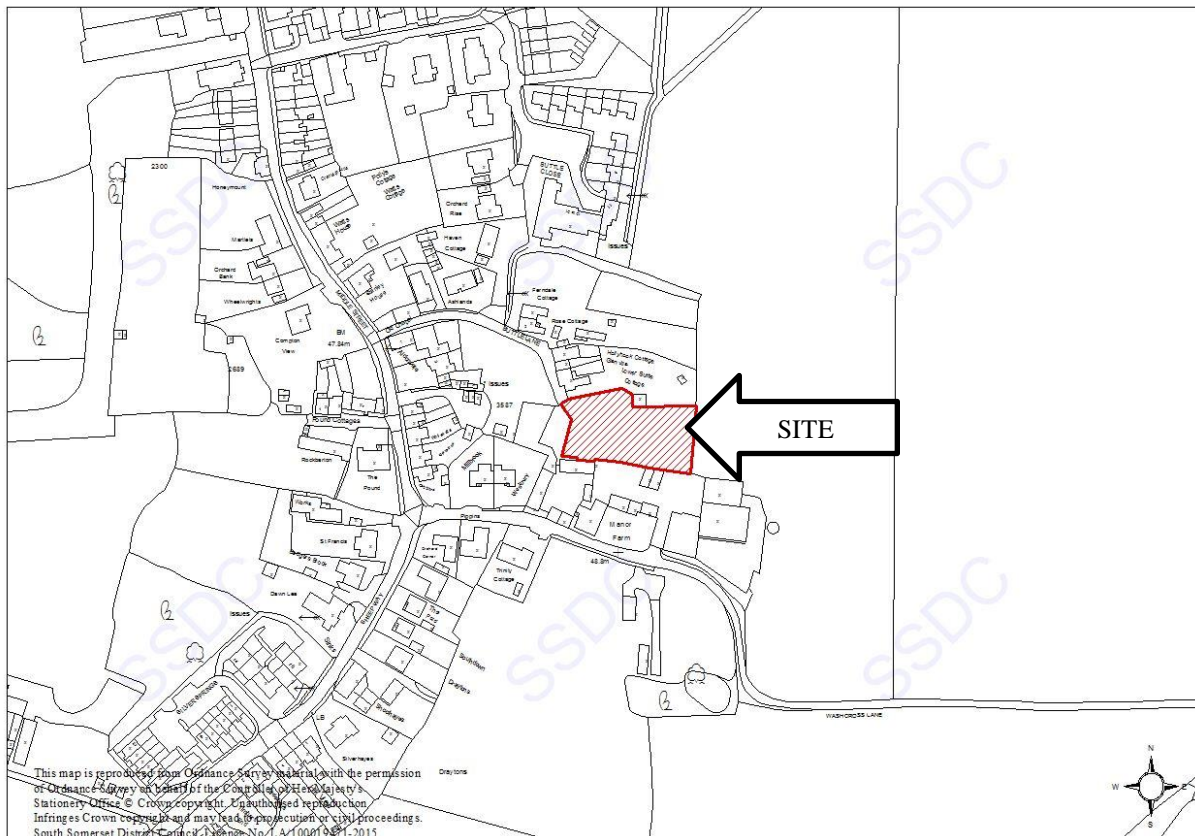
<b>Proposal :</b>	Demolition of existing single storey flat roofed extension and outbuilding, alterations and erection of a two storey extension (GR 340439/116875)
<b>Site Address:</b>	The Nook, Buttle Lane, Shepton Beauchamp.
<b>Parish:</b>	Shepton Beauchamp
<b>SOUTH PETHERTON Ward (SSDC Member)</b>	Cllr A Dance Cllr C Raikes
<b>Recommending Case Officer:</b>	Stephen Baimbridge Tel: 01935 462321 Email: stephen.baimbridge@southsomerset.gov.uk
<b>Target date :</b>	9th July 2015
<b>Applicant :</b>	Mr & Mrs M Bambury
<b>Agent: (no agent if blank)</b>	Paul Day, Honeysuckle Cottage, Church Street, Kingsbury Episcopi, Martock, Somerset TA12 6AU
<b>Application Type :</b>	Other Householder - not a Change of Use

### REASON FOR REFERRAL TO COMMITTEE

This application is referred to the committee due to the position of the applicant(s) within the Council.

### SITE DESCRIPTION AND PROPOSAL





The site is located on Buttle Lane, within Shepton Beauchamp, a primarily residential area but with open countryside to the east and Manor Farm to the south. The ground level rises steeply from the north-west corner - the point of access to the site - to the south and east, but levels to provide a fairly level parking and garden area.

The property is a detached, two storey dwelling, with single storey elements, sitting within a generous plot. It is constructed of natural stone with some timber cladding. The main property sits beneath a double roman tiled roof, and the single-storey extension to the west of the property sits under a flat roof.

This application seeks permission for the demolition of existing single storey flat roofed extension and outbuilding, and alterations and erection of a two storey extension.

## RELEVANT HISTORY

821498: The erection of a first floor extension to dwellinghouse

871807: The erection of an extension to house

## 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 TA5: Transport Impact of New Development

Policy TA6: Parking Standards

### **National Planning Policy Framework**

Chapter 7: Requiring Good Design

## **CONSULTATIONS**

**Shepton Beauchamp Parish Council** - No objection

**County Highway Authority** - Standing Advice applies

**Highways Consultant** - No significant highways issues - ensure on-site parking provision seeks to accord with SPS standards.

**County Archaeology** - As far as we are aware there are limited or no archaeological implications to this proposal and we therefore have no objections on archaeological grounds.

## **REPRESENTATIONS**

None received

## **CONSIDERATIONS**

### Principle of Development

The demolition of the flat-roofed extension does not require the benefit of planning permission; regardless, its demolitions is considered appropriate and will not be considered further.

The erection of a two storey extension to the rear of the property, on the basis that there is no unjustified harm to residential amenity, visual amenity, or highways safety, will be seen favourably.

### Visual Amenity

The proposed extension is considered to be of an appropriate design and detailing that would be subservient to the main dwelling in terms of scale and design. It is proposed to use natural stone and render for the external elevations. The render will be an appropriate colour, respectful to the character of the property. It is proposed to use second-hand double roman roof tiles to match those existing. 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

The extension does not result in a loss of amenity to adjacent neighbours. As the extension is to the rear, the only neighbour which may be affected is Manor Barn, to the south. However, due to the topography of the site - with the property being cut into the slope - the proposed first

floor extension is effectively at single storey level above the ground level. As such, there is no potential for undue overlooking of the adjacent property. Furthermore, as the property is set within a generous site, the extension would not result in an overbearing relationship with neighbouring properties. The development is considered not to harm local residential amenity, and is therefore in accordance with policy EQ2.

#### Highways Safety

The Highways Authority stated that its Standing Advice applies to this application. In-line with the comments of the Highways Consultant, the Standing Advice consideration applicable to this application is adherence to the Somerset Parking Standards. As a result of the extension the property contains four-bedrooms, which necessitates the provision of 3 parking spaces. The existing parking provision, of 5 parking spaces and turning space, adheres to this requirement. There is no alteration to the access onto the unclassified Buttle Lane and no material increase in vehicle movements. The development does not result in harm to highways safety and is compliant with policies TA5 and TA6.

#### Conclusion

The demolition of the existing single-storey extension does not require planning permission, and the proposed extension does not result in harm to visual or residential amenity, or highways safety. Accordingly the proposal is considered to comply with policies SD1, SS1, EQ2, TA5 and TA6 of the South Somerset Local Plan, and the provisions of the NPPF.

### **RECOMMENDATION**

Permission be granted subject to conditions.

01. The proposed two-storey extension is of an appropriate design, detailing, and size and would have no adverse impact on visual or residential amenity or highway safety. As such the proposal complies with policies SD1, SS1, EQ2, TA5 and TA6 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 (except where directed otherwise by the conditions below):  
Site Location Plan of the drawing number: 6490 - 01, received 14 May 2015  
Drawing Number: 6490 - 02, received 14 May 2015

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

03. Unless otherwise agreed in writing by the Local Planning Authority, the render for the two-storey extension hereby permitted shall be the colour 'Biscuit' as shown on the colour chart, received 05 June 2015.

Reason: To safeguard the character of the property and local area in accordance with policy EQ2 of the South Somerset Local Plan (2006-2028)

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