

Officer Report on Planning Application: 15/01886/FUL

Proposal :	Erection of a two storey side extension and construction of a driveway in the front garden with access from the road (GR376348/131054)
Site Address:	2 Grove Close Coombe Street Pen Selwood
Parish:	Pen Selwood
TOWER Ward (SSDC Member)	Cllr Mike Beech
Recommending Case Officer:	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
Target date :	1st July 2015
Applicant :	Mr Vincent Hunt
Agent: (no agent if blank)	
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL

The application is at committee at the request of the ward member, and with the agreement of the area chair, to allow the concerns of the parish council to be debated.

SITE DESCRIPTION AND PROPOSAL





The proposal seeks permission for the erection of a two storey side extension and for the construction of a driveway and vehicular access to the front of the property. The site consists of a two storey detached house, finished in reconstituted stone with a slate roof and metal window frames. The proposed extension will be finished in render to the side and rear and reconstituted stone at the front to match the existing building with a slate roof, whilst the proposed driveway will be finished in gravel. The property is close to similar residential properties and open countryside. The property is not within a development area or direction of growth as defined by the local plan. The property is within an area of outstanding natural beauty (AONB).

HISTORY

None relevant

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF state 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).

The policies of most relevance to the proposal are:

Policies of the 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

National Planning Policy Framework

Chapter 7 - Requiring Good Design
Chapter 12 - Conserving and Enhancing the Natural Environment

Other Material Considerations

None

CONSULTATIONS

Parish Council - Recommends refusal for the following reasons:

- The proposed access would be dangerous
- The proposed materials are not in keeping with other extensions/developments nearby
- The proposal could compromise the footpath right of way across the site that neighbouring properties benefit from.
- The proposal would remove a home from the village's limited supply of affordable housing, which could also set a dangerous precedent.

County Highway Authority - Notes that the proposed access is permitted development. They note their usual requirements for the width of the driveway to be at least 3m wide, for the first 6m of its length to be properly consolidated, for the parking/turning areas not to drain onto the public highway and for 2.4m by 33m visibility splays. They note that the existing hedge has overgrown the highway and suggest it would be beneficial for this to be cut back to the highway edge. In the event of permission being granted they recommend the use of an informative regarding permits for highway works.

SSDC Highways Consultant - Recommends that a more detailed plan of the proposed access and driveway is submitted, which details appropriate visibility splays, access geometry, and parking and access arrangements.

Cranborne Chase Area of Outstanding Natural Beauty Partnership - Notes that proposed extension is quite significant in relation to the existing dimensions of the dwelling but otherwise declines to comment.

REPRESENTATIONS

One letter of objection received from the occupier of a neighbouring property. Objections raised on the following grounds:

- The proposed driveway will be unsightly in the AONB
- The proposed access will be hazardous and could set a precedent for similar

CONSIDERATIONS

Highways

The proposed vehicular access and driveway would be permitted development under the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015. As such, this part of the proposal does not need to be considered in detail, and, although the concerns of the parish council, the neighbouring occupier, the county highway authority, and the SSDC highways consultant are noted, it is not considered that such

considerations can constrain the proposed development.

Visual Amenity

Paragraph 115 of the NPPF states that great weight should be given to conserving landscape and scenic beauty in AONBs, which it states have the highest status of protection in relation to landscape and scenic beauty. It is therefore important to ensure that the standards of material and design of the proposed development is appropriate to the setting. In this case, notwithstanding the concerns of the parish council and although the proposed extension is relatively large, the design and materials are considered to be of an acceptable standard and the impact on visual amenity is considered to be acceptable.

Residential Amenity

It is not considered that the proposal would have any significant impact on the residential amenity of any adjoining occupiers.

Other Matters

The parish council have raised a concern that the proposal could take the dwelling out of the village's limited stock of affordable housing. However, there is no local plan policy seeking to limit the size of available housing stock. As such, it would not be reasonable to constrain the development on these grounds.

The parish council have raised a concern that the proposal could compromise the neighbouring occupier's rights of access across the application site. However, this is not a matter that can be controlled through the planning system and must be resolved between the interested parties.

Conclusion

Accordingly the proposal is considered to be acceptable in accordance with policies TA5 and EQ2 of the South Somerset Local Plan and the aims and objectives of the NPPF.

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 of outstanding natural beauty, and causes no demonstrable harm to residential amenity, in accordance with the aims and objectives of Policies EQ2 and TA5 of the South Somerset Local Plan and the aims and 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: VHP1, VHP2, VHP3, VHP4, VHP5, and VHP14 received 06 May 2015

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

03. No work shall be carried out on site until particulars of the following have been submitted to and approved in writing by the Local Planning Authority:

- a) details of materials (including the provision of samples where appropriate) to be used for the external walls and roofs;
- b) details of the recessing, materials and finish (including the provision of samples where appropriate) to be used for all new windows (including any rooflights) and doors;
- c) details of all hardstanding and boundaries
- d) details of the rainwater goods and eaves and fascia details and treatment.

Once approved such details shall be fully implemented unless agreed otherwise in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the area in accordance with policy EQ2 of the South Somerset Local Plan.