

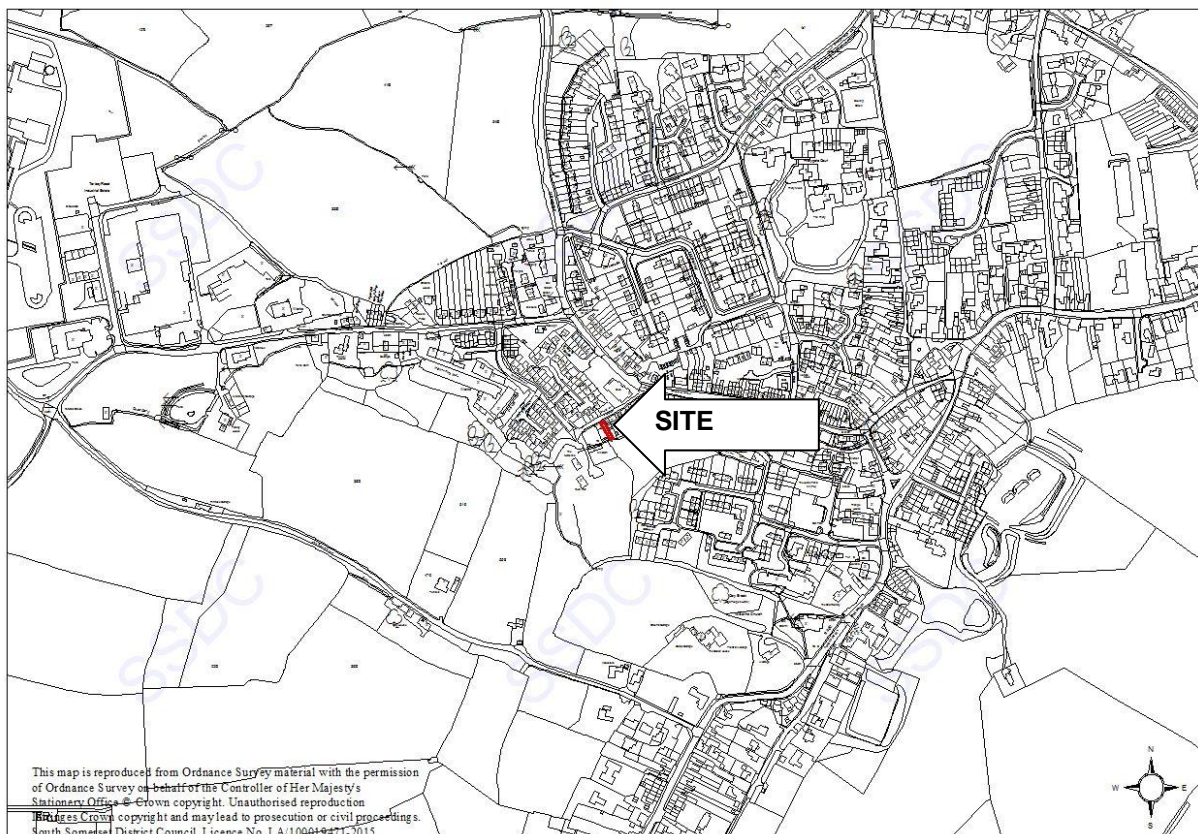
Officer Report on Planning Application: 15/03070/FUL

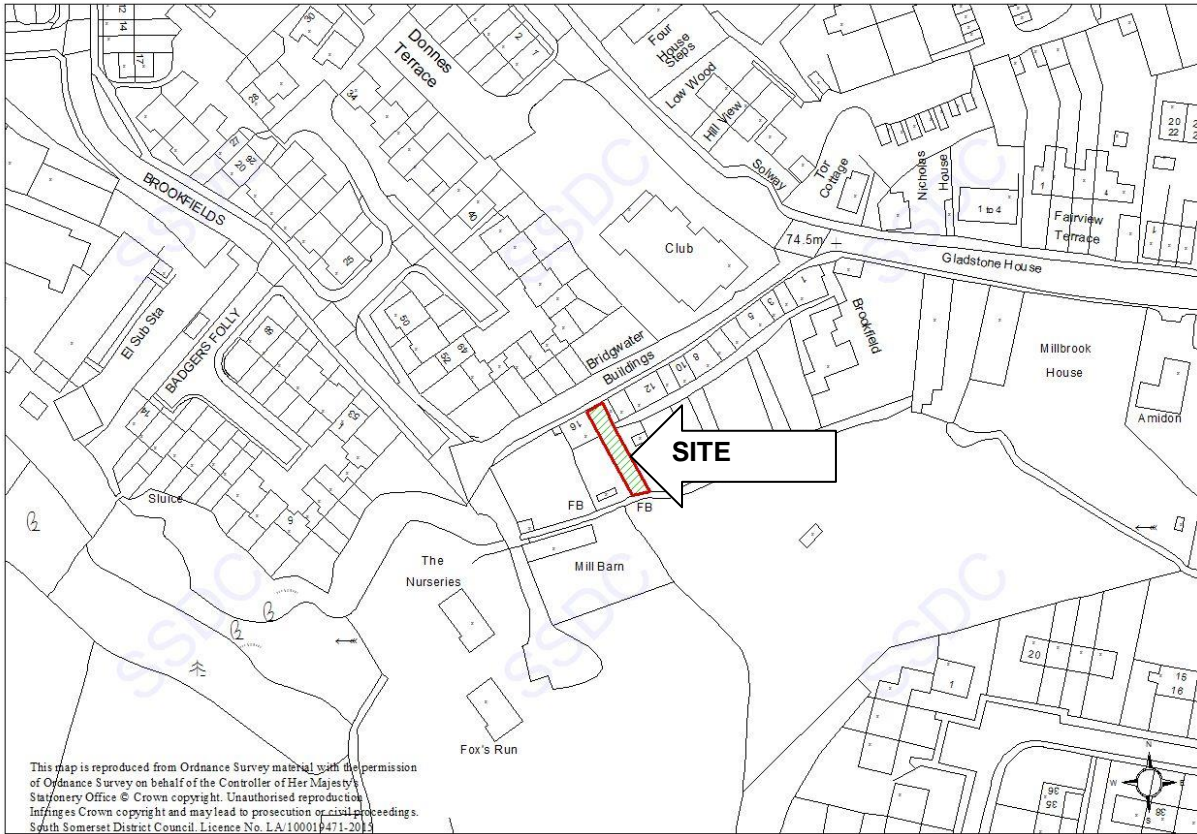
Proposal :	Erection of a Conservatory (GR 363676/132294).
Site Address:	15 Bridgwater Buildings Castle Cary Somerset
Parish:	Castle Cary
CARY Ward (SSDC Member)	Cllr Nick Weeks Cllr Henry Hobhouse
Recommending Case Officer:	Sam Fox Tel: 01935 462039 Email: sam.fox@southsomerset.gov.uk
Target date :	19th August 2015
Applicant :	Mr Terry Watson
Agent:	Mr Paul Knight Southern Conservatories North Perrott Garden Centre Crewkerne TA18 7SS
Application Type :	Other Householder - not a Change of Use

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 to enable the comments of the Neighbours and Town Council to be fully debated.

SITE DESCRIPTION AND PROPOSAL





The site is located to the east of the town off Station Road within the conservation area. Bridgwater Buildings is a narrow unclassified no through road providing access to a terrace of properties, including the subject building, and a development of 3 residential dwellings comprising two bungalows and one converted barn.

The property is a two-storey dwelling constructed of local natural stone with brick quoins under a tiled roof. The property fronts directly onto the highway to the north with no off road parking provision. Access is derived by all the properties within the terrace from the west by way of a communal walkway adjacent to the subject property. A small garden area leads onto the stream at the bottom with views across to the converted barn and the park beyond. There is currently a small lean to extension on the property with the majority of the properties within the terrace benefit from either a similar style extension or smaller traditional porch. This application seeks permission for the erection of a conservatory.

RELEVANT 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 indicate it is a matter of law that applications are 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 is the South Somerset Local Plan (2006-2028). On this basis the following policies are considered relevant:-

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

SD1 - Sustainable Development
SS1 - Settlement Strategy
Policy EQ2 - General Development
Policy EQ3 - Historic Environment

National Planning Policy Framework

7 - Requiring good design
12 - Conserving and enhancing the historic environment

Other Material Considerations

None

CONSULTATIONS

Castle Cary Town Council - reject the application on the following grounds:

- The materials and style are not in keeping with this conservation area
- The existing footprint should not be exceeded
- The footpath should not be compromised and should not encroach on a third party's land.

Highway Authority - No observations

Area Engineer - No comments received

SCC Archaeology - No objections

REPRESENTATIONS

Five letters of representation have been received raising the following issues:

Site map does not show footpath directly in front of 15 leading to number 16, proposal will cut off access to this footpath.

Plans do not show where footpath will be diverted.

Footpath will have to be diverted, this would mean taking down Cary stone pillar and part of low retaining wall. I would object to this as they are part of the early layout of the area and I value the pillar.

If it was smaller this would be avoided.

Concerned about materials, would prefer to see Cary stone and wooden framework.

SSDC guidance 'extra publicity given to applications affecting conservation area'. Only adjacent properties notified, other residents may welcome opportunity to comment.

Conservatory too big and not in keeping with character of conservation area.

Would be better as flat roof and built of wood.

Don't object provided footpath can be adjusted to the same width.

CONSIDERATIONS

Visual amenity

The proposal will measure approximately 3.2m deep and 3.7m wide, almost double the size of the existing lean to. However, this is still a modest addition to the property and in terms of size and scale is considered acceptable. The materials proposed are matching stone dwarf walls with UPVC glazing above. Whilst it is appreciated this form and size of extension is not present along this row of cottages, the existing extensions and porches do vary in size and appearance. Likewise, the use of UPVC already exists in the windows of the main dwelling. Although in a conservation area the building is not listed and the views of the proposal are relatively well contained to the rear of the site. 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 conservation 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.

Neighbour comments

The comments of the neighbours have been noted. The main issue regarding the blocking of the path is a civil issue and not a planning matter, however, an informative can be used to draw the applicant's attention to the matter. Any planning approval issued would not over ride other legal matters regarding the path. The materials to be used are in keeping with the main dwelling in terms of matching stone and UPVC. The size of the proposal is relatively modest and considered to be an acceptable addition to the property. The diversion of the footpath is again a civil matter.

Conclusion

The proposal is considered to be acceptable in terms of visual and residential amenity. Accordingly the proposal is considered to comply with policies EQ2 and EQ3.

RECOMMENDATION

Grant permission subject to the following conditions

01. The proposal, by reason of its size, scale and materials, respects the character of the conservation area and causes no demonstrable harm to residential amenity in accordance with the aims and objectives of policies EQ2 and EQ3 of the South Somerset Local Plan (2006-2028).

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: Details and drawings received on 24 June 2015.

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

Informatives:

01. The applicant is reminded that the footpath access to the neighbouring property will need to be maintained.