

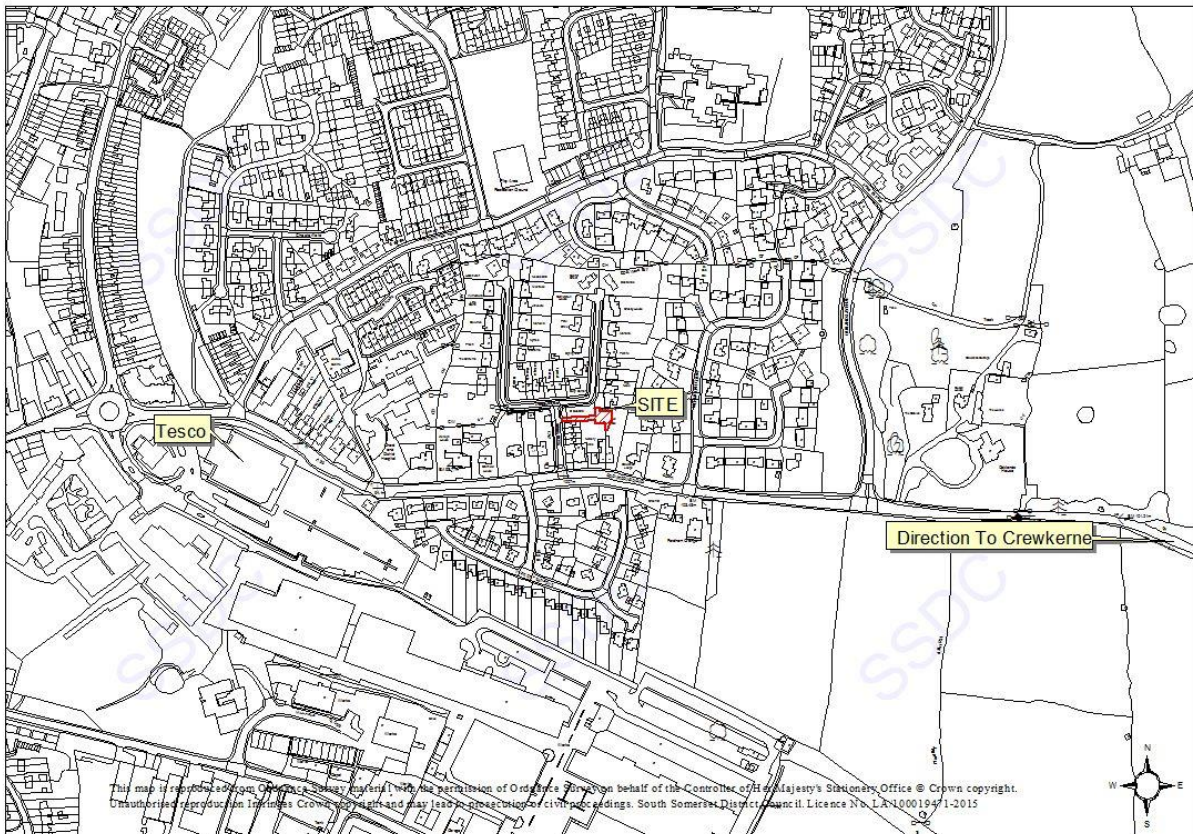
Officer Report On Planning Application: 15/04232/FUL

Proposal:	Change of use of The Coach House at Easthill 35 Crewkerne Road Chard from ancillary residential accommodation to independent dwelling (GR 333292/108770)
Site Address:	The Coach House Lyddons Mead Chard
Parish:	Chard
JOCELYN (CHARD) Ward (SSDC Member)	Cllr D M Bulmer
Recommending Case Officer:	Mike Hicks Tel: 01935 462015 Email: mike.hicks@southsomerset.gov.uk.
Target date:	23rd November 2015
Applicant:	Mr G Shortland
Agent: (no agent if blank)	Mr PAUL ROWE CAPARO 11 Mervyn Ball Close CHARD Somerset TA20 1EJ
Application Type:	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

The applicant is a Chard Ward Member.

SITE DESCRIPTION AND PROPOSAL





The application site consists of a detached two storey building within the rear garden of No. 35 Crewkerne Road which is a semi-detached dwelling. The subject building currently contains self-contained living accommodation comprising of a bedroom within the roof and kitchen, lounge and utility to the ground floor. The accommodation has previously been used as residential accommodation ancillary to the residential use of No. 35. The attached dwelling No. 33 is subdivided into 7 flats.

Vehicular access to No. 35 and to the subject building is located from an unclassified highway (Simons Mews) located approximately 35 to the west of the subject building. The access drive consists of a tarmac surface and also provides vehicular access to the attached dwelling, No. 33. There is an area of tar macadam hardstanding to the south of the access driveway which appears to be used as parking in connection with some of the other residential uses (for example flats 1-7 within No. 33 Crewkerne Rd).

The application seeks consent for the change of use of the ancillary accommodation to a separate dwelling.

There are no external alterations proposed to the proposed dwelling. An area of private amenity space is proposed adjoining the eastern (side) elevation of the proposed dwelling.

Two parking spaces are proposed for the proposed dwelling and four are proposed to be retained for No. 35.

HISTORY

99/00001/FUL- Alterations and conversion of former coach house into an annexe/holiday let- Permitted with conditions.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that the decision must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise.

For the purposes of determining current applications the Local Planning Authority considers that the relevant policy framework is provided by the National Planning Policy Framework and the South Somerset Local Plan 2015. The Local Plan was adopted by South Somerset District Council in March 2015.

The National Planning Policy Framework (NPPF) is a material consideration.

The following chapters are of most relevance:

Chapter 1 - Ensuring a competitive economy

Chapter 4 - Promoting sustainable transport

Chapter 6 - Delivering a wide choice of high quality homes

Chapter 7 - Requiring good design

Local Plan (2006-2028)

The following Local plan policies are considered to be relevant:

SD1- Sustainable development

SS1- Settlement Strategy

EQ2- General development

TA5- Transport impact of new development

TA6- Parking Standards

National Planning Practice Guidance:

The following sections have the most relevance:

- Determining an application

Other Policy Considerations

Somerset County Council Parking Strategy (March 2012)

CONSULTATIONS

TOWN COUNCIL - Recommend approval

COUNTY HIGHWAY AUTHORITY - Standing advice applies

SSDC Highway Consultant - No significant issues. Ensure on-site parking provision seeks to comply with SPS optimum standards

REPRESENTATIONS

None received.

CONSIDERATIONS

Principle of development:

The proposed development would be located within Chard. Policy SS1 of the Local Plan classifies Chard as a primary market town. As such residential development is acceptable in

principle subject to compliance with the other relevant development plan policies. These considerations are set out below:

Character and Appearance:

The proposal would be acceptable in terms of the impact on the character and appearance of the area. There are no proposed alterations to the existing building. Alterations within the site would include appropriate boundary treatment to provide private amenity space for the proposed dwelling and to subdivide the remainder of the garden of No. 35 with the proposed parking and turning area.

A limited amount of building work would be required to provide the four parking spaces for No. 35 which includes the removal of a small section of retaining wall alongside the shared boundary with the dwelling to the north known as Southernhay.

Having regard to the above considerations, the proposed change of use to a dwelling would have an acceptable impact on the character and appearance of the area.

Residential Amenity:

The principal issue relates to the impact on the main dwelling, No. 35 and on the dwelling to the north known as Southerhay. There is sufficient separation space between No. 35 and the proposed dwelling to ensure that the change of use would not have an undue impact on the amenities of these existing occupiers. It is further noted that there are no windows proposed to the south elevation of the proposed dwelling. There is an existing window to the side elevation of the proposed dwelling that currently serves a landing. The window would be located approximately 6 metres from the boundary with No. 35. This section of adjoining garden is to the rear of No. 35 where occupiers would be entitled to expect a reasonable degree of privacy, although it is located towards the end of the garden of No. 35. It is further understood that the window is required for fire escape purposes. Having regard to the above it is considered to be necessary and reasonable to ensure that the window is obscure glazed. Given the distance from the adjoining boundary of approximately 6 metres, it is considered acceptable that the window can be opened provided that the hinges are located on the side of the window closest to No. 35 to restrict overlooking towards these adjoining occupiers. This detail can be secured via a planning condition.

There are existing rooflights orientated towards the adjoining dwelling to the north, Southernhay. However given that they are approximately 12 metres from the shared boundary alongside the front garden of the adjoining dwelling it is considered that there would be no undue impact on the amenities of these adjoining occupiers.

The proposal may result in an increase in vehicles entering the site from the point of access adjoining the rear garden of No. 1 Simons Mews. However, the increase in movements over and above the existing lawful use would be minimal or equal to the existing use. As such there would be no adverse impact on the amenities of the occupants of No. 1 Simons Mews due to noise and disturbance from vehicles entering and exiting the site.

In the event of the proposal being approved, a householder could install additional rooflights or dormer windows to the dwelling without planning permission. Given that the site is relatively constrained in terms of the relationship to adjoining gardens, on balance it is considered necessary and reasonable to restrict these permitted development rights so that any such development in the future would require planning permission.

Highway Safety:

The proposal is considered to be acceptable in relation to highway safety. The proposed residential unit is likely to generate a similar number of vehicular movements to the use of the building as ancillary accommodation. The access to the site is considered to be acceptable and incorporates appropriate visibility splays.

The parking facilities within the site would accord with the requirements of the Somerset Parking Strategy (2012). Having regard to the above, the proposal is acceptable in relation to highway safety and parking.

RECOMMENDATION:

Grant permission subject to conditions.

01. The proposed dwelling is located within a sustainable location which is considered to be appropriate for housing development. The proposal would have an acceptable impact on the character and appearance of the area, would not harm residential amenity of highway safety. As such the proposed dwelling would accord with Local Plan Policies SS1, EQ2, TA5 and TA6 of the South Somerset local Plan (2006-2028) and the relevant sections of the National Planning Policy Framework (2012).

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

02. Other than as required by conditions the development hereby permitted shall be carried out in accordance with the following approved plans: SCOUSP1; unnumbered elevations titled 'The Coach House at Easthill 35 Crewkerne Road' only.

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

03. The parking space illustrated on the site location plan No. SCOUSP1 shall be made available for the parking of vehicles prior to the first occupation of the dwelling hereby approved. The said parking spaces shall not be used other than for the parking of vehicles in connection with the development hereby approved and the said spaces and access thereto shall thereafter be kept clear of obstruction in perpetuity.

Reason: To ensure sufficient parking provision and in the interests of highway safety to accord with policies TA5 and TA6 of the South Somerset Local Plan (2006-2028).

04. Prior to the development hereby approved being first brought into use the first floor window in the east elevation shall be fitted with obscure glass and shall be openable in accordance with details that shall be submitted to an approved in writing by the Local Planning Authority. The window shall be permanently retained and maintained in this fashion thereafter.

Reason: In the interests of residential amenity to comply with policy EQ2 of the South Somerset Local Plan (2006-2028).

05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), there shall be no development under Class B or C (additions and other alterations to the roof) of the General Permitted Development Order 2015 without the prior express grant of planning permission.

Reason: In the interests of visual and residential amenity in accordance with policy EQ2 of South Somerset Local Plan (2006-2028).

06. Prior to the first occupation of the dwelling hereby permitted, alterations to the boundary treatment of the site shall be carried out and completed in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of residential amenity to comply with policy EQ2 of the South Somerset Local Plan (2006-2028).
