

**OFFICER: Lee Walton (01935) 462324**

**APPL.NO: 08/00960/FUL APPLICATION TYPE: Full Application**

**PARISH: Shepton Beauchamp WARD: SOUTH PETHERTON**

**DESCRIPTION: Alterations and extensions to existing dwelling, demolition of garage and alterations to parking/turning areas (GR 340395/116809)**

**LOCATION: Trinity Cottage, Littlefields Lane, Shepton Beauchamp, Ilminster, Somerset TA19 0LA**

**APPLICANT: Mr and Mrs S Cornelius-Light**

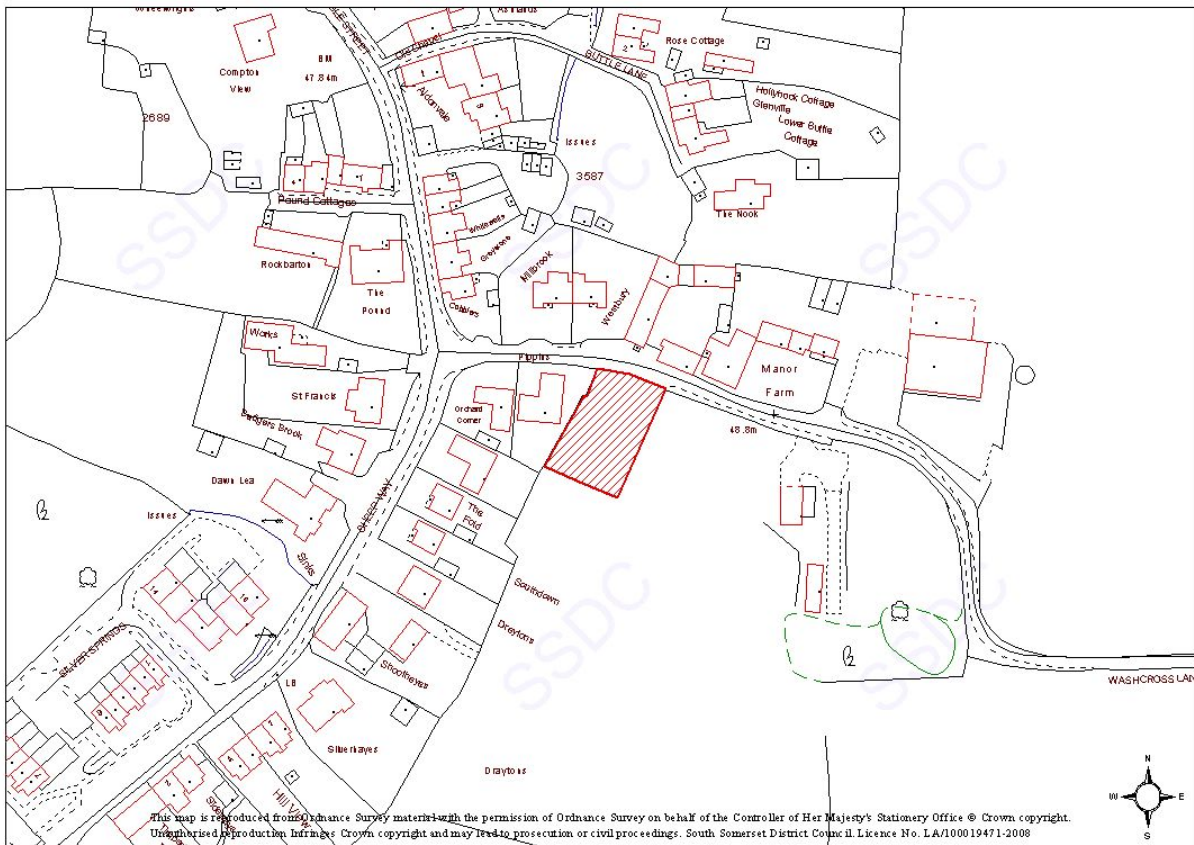
**AGENT: Smith Planning and Design Ltd, Wayside, Fivehead, Taunton, Somerset TA3 6PQ**

**DATE ACCEPTED: 5 March 2008**

## Reason for Referral to Committee

The Chairman concurs with Ward Members that the proposal is considered further by the Committee.

## Site Description and Proposal



The site is located within but at the very edge of the development area of the village. The site is not within the Conservation Area and there are no listed buildings in the immediate vicinity.

This application is to extend the enlargement of the existing single storey dwelling; enlargement of the ground floor area and the raising in height of the overall development with an additional ridge with gables to front and rear of the site. Skylights form openings in the roof pitches to maximise useable floor area at first floor level. The effect is to provide a chalet type dwelling with predominant roof pitches accommodating the first floor

accommodation. The ridge height for the two storey element is 6.6m while the rest of the property remains at 5.2m.

## **Planning History**

The existing dwelling is believed to have been erected in 1973.

## **Policy Context**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under 54A of the Town and Country Planning Act 1990 and requires that decisions must be made in accordance with relevant development plan documents unless material considerations indicate otherwise.

Relevant Development Plan Documents:

South West Regional Spatial Plan  
Policy VIS 1 - Expressing the Vision  
Policy VIS 2 - Principles for Future Development

Somerset and Exmoor National Park Joint Structure Plan Review 2000

Policy STR1 - Sustainable Development  
Policy STR5 - Development Inside Development Limits  
Policy 49 - Transport Requirements of New Development

South Somerset Local Plan (2006):

Policy ST5 - General Principles of Development  
Policy ST6 - The Quality of Development

## **Consultations and Representations**

Parish Council - Original consultation: No objection in principle. Mass and scale is inappropriate for the locality.

County Highway Authority - No objection

There were 5 neighbour notifications issued. Two objections were received to the original consultation. Concern about over development, height, loss of privacy. Following revised drawings one objector has accepted that the alterations addressed their concerns.

## **Applicant's supporting information**

The application is supported by the Children's and Young Peoples Directorate (Somerset County Council) and relates to the personal circumstances of one of the occupants. The works are central to permitting the individual concerned to fully participate in a home life with their family. It is vital that the individual has enough space to accommodate their and their carers present and future needs. In our professional capacity (Paediatric Occupational Therapists) we work towards facilitating a young person's independence and assisting their carers in their caring role. Trying to achieve this in too small a space only replaces current problems with others in the future.

## **Planning Considerations**

The main considerations relate to visual and neighbour amenity. The site lies on the edge of the development area. The proposal is to extend the existing property and involves as part

of the extension a higher ridge at right angles to the road than already exists. Skylights provide for lighting of the habitable room space which is contained within the roof's profile.

It is considered that the proposal will not have a significant impact upon the village street-scene and the resultant structure will sit comfortably within its plot.

It is not considered that there are any neighbour amenity issues arising from the application as it is considered that the revised drawings that have addressed the concerns raised by the immediate neighbour.

The personal circumstances of the applicants are relevant as part of the balancing exercise in as much as there is a pressing need to make the internal space required to facilitate an integrated family life, however, as the proposal is considered to be acceptable in its own right then the personal circumstances do not have an impact upon the recommendation. One of the neighbour objections is concerned about the scale and possible precedent and refers to a covenant although this latter observation is not a planning matter and cannot be considered when determining the application. The increase in overall ridge height is from 5.2 to 6.6metres and although this is a significant increase it is considered that the extensions will have an acceptable impact on the locality.

The issue of precedent has been considered, however as Members will be aware every application has to be considered on its own merits.

The Parish Council's response raises no objection in principle. It goes on to consider scale to be an issue given the locality. These concerns have been considered as part of the application. Their comment on the revised application were due after 28<sup>th</sup> April 2008 but have not yet been received. .

## **Recommendation**

APPROVE

JUSTIFICATION

The proposal, by reason of its size, scale and materials, causes no demonstrable harm to residential amenity or to the character of the area in accordance with the aims and objectives of policies ST6 of the South Somerset Local Plan (2006).

Application Permitted with Conditions

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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason: In the interests of visual amenity in accordance with policy ST6 of the South Somerset Local Plan 2006

03. The provision for parking and turning on site shall be undertaken in accordance with the approved drawing (Site Plan) date stamped 29th February 2008.

Reason: In the interests of highway safety in accordance with policy 49 of the Somerset and Exmoor National Park Joint Structure Plan 2000.

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