

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

**APPL.NO: 08/00518/FUL APPLICATION TYPE: Full Application**

**PARISH: Chilthorne Domer WARD: ST MICHAELS**

**DESCRIPTION: Erection of two storey extension, loft conversion and alteration and extension of garage. GR (352933/118767)**

**LOCATION: Bramble Field, Vagg Lane, Chilthorne Domer, Yeovil, Somerset BA21 3PX**

**APPLICANT: Mrs M Anderson**

**AGENT: Graham Vincent, The Apple Store, Flaxdrayton, Drayton, Somerset TA13 5LR**

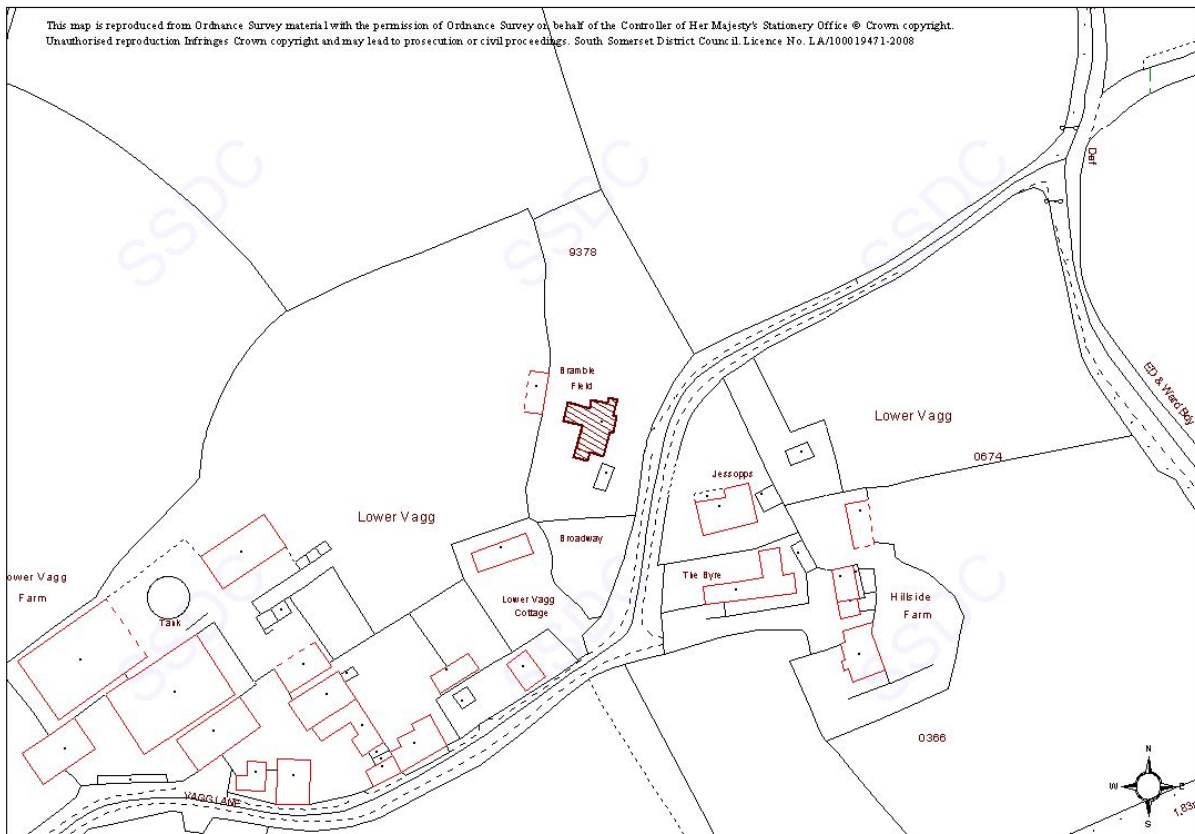
**DATE ACCEPTED: 30 January 2008**

### Reason for Referral to Committee

The application is to be considered by Area North Committee at the request of the Ward Councillor, with the agreement of the Area Chairman. It is felt that the issues should be given further consideration by Members.

The applicant has made an appeal against non-determination of the application. Members are asked for their recommendation which will be forwarded to the Planning Inspectorate for their decision in accordance with the appeal process.

### Site Description and Proposal



The application site forms part of a group of dwellings comprising single and two storey buildings located in the countryside, beyond any development boundary. The applicant's dwelling is single storey with habitable floor space within the roof. The site is viewed at a distance; is located on sloping ground and overlooks Chilthorne Domer and the Ilchester Road.

The proposal seeks enlargement of the existing dwelling to include single and first floor extensions involving the raising of the ridge that runs from front to back of the property. The detailed drawings show secondary kitchen and presence of an annexe.

## **History**

35662/1 - Erection of bungalow. Approved 27.08.57

## **Policy**

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:

Regional Spatial Strategy

VIS1 - Expressing the Vision

VIS2 - Principles for Future Development

EN4 - Quality of the Built Environment

Somerset and Exmoor National Park Joint Structure Plan 2000

STR1 - Sustainable Development

STR6 - Development Outside Towns, Rural Centres and Villages

South Somerset Local Plan 2006

ST3 - Development Areas

ST5 - Principle of Development

ST6 - Quality of Development

EC3 - Landscape Character

## **Consultations and Representations:**

### **Parish Council**

Refusal. Over-development of the site. No reasonable need for a second kitchen/lounge/bathroom/study etc - the property could easily be separated into two dwellings by accessing the upstairs through the second downstairs kitchen.

Increase in business traffic due to customers staying overnight.

Detrimental to existing businesses due to vehicles parking in the narrow lane causing problems when local farmers are moving stock (this is already happening).

Despite the small drop in the height of the ridge, the visual impact from both near and far would be significant and a 'blot on the landscape'.

### **County Highway Authority**

As I am sure you are aware the Highway Authority raised no objection to the original proposal. Having reviewed the amended plans I would advise you that those comments still equally apply.

### **SDDC Technical Services**

Surface water disposal via soak-a-ways.

There were 3 neighbour notifications. Two objections were received to the original consultation. Re-consultation included the posting of a site notice following comments received and a third letter was received. Objections raised concern about highway safety,

parking, sewerage overflow and visual amenity with a two-storey building detracting from views.

## **Considerations**

The main considerations relate to visual and neighbour amenity. The proposal seeks enlargement of the existing single storey dwelling with two storey extensions that include a raised ridge aligned from front to rear of the dwelling.

Neighbour responses refer to an existing business use. The property's enlargement would result in an intensification of use detrimental in terms of parking and highway safety. The occupants are permitted to undertake a certain level of business activity without entering into the planning system. Should such activities require planning permission appropriate matters raised would be considered as part of a separate application. Other concerns raised through neighbour notification include possible separation, in the long term, to create an additional dwelling. Notwithstanding these comments the proposal needs to be considered in terms of the application as made. The application does not seek a change of use, nor does it refer to a business use. In terms of the issues raised by the application we have to deal with its physical enlargement only.

The existing property has habitable accommodation within the roof and permitted development would permit its alteration so although in physical appearance the dwelling is of single storey construction further alteration and enlargement can be undertaken that would in essence create the appearance and character of a two storey structure.

The proposed enlargement creates a more obvious two storey presence with a two storey gable forming part of the front elevation of the dwelling and to the rear an off-set two storey gable that permits the conservatory on the eastern elevation to be better accommodated within the structure's built form. The revised drawings have addressed some of the earlier concerns related to its physical appearance. Overall height compared with the existing property sees an increase of 2 metres in ridge height that runs from front to back of the site.

Policy for extensions to dwellings in the countryside has no upper figure with which to work. Each application must be considered on its own merit and one of the judgements is whether a new house is created through enlargement. In this case the move from single to two storey is not considered necessarily straightforward. Another way of considering whether the property has been extended too much, and a useful rule of thumb, is to refer to the policy for replacement dwellings in the countryside. This refers to permitting up to 15% of floor area over existing. The existing dwelling is in excess of 252 square metres. The proposal seeks in excess of an additional 99 square metres. The enlargement represents approximately a 40% increase in floor area. In considering the extensions policy such a figure is considered acceptable and will often involve a greater increase in the floor area. Seen as part of the adjacent built form the proposed finish is not considered to result in a detrimental impact on character and appearance.

## **Other matters**

A condition is to be attached requesting further information about drainage following neighbour comments.

## **RECOMMENDATION:**

### **APPROVE**

### **JUSTIFICATION**

The proposal, by reason of its size, scale and materials, causes no demonstrable harm to residential amenity or to the character and setting of the property and its locality 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. Before the development hereby permitted is commenced, foul and surface water drainage details to serve the development, shall be submitted to and approved in writing by the Local Planning Authority and such approved drainage details shall be completed and become fully operational before the development hereby permitted is first brought into use. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: In the interests of neighbour amenity further to policy ST5 and ST6 of the South Somerset Local Plan 2006.

03. The development hereby permitted shall not be commenced until particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity further to policy ST6 of the South Somerset Local Plan 2006.

04. The annexe accommodation shown in the approved drawing no. 07-246/03 Rev A, date stamped 2nd July 2008 shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Bramble Field

Reason: To avoid any ambiguity as to what is permitted.

05. The scheme hereby permitted shall not be carried out otherwise than in complete accordance with the submitted plans and specifications and revised scheme detailed at the end of this condition, namely drawing nos. 07-246/04 Rev A and 07-246/03 Rev A date stamped 2nd July 2008

Reason: To avoid any ambiguity as to what is approved.

**NOTES** (if any)

01. The applicant is reminded that a business use may require an application for a change of use planning permission where it is considered to have become more than ancillary to the use of the dwelling which would be considered in terms of the type and intensity of use taking place.
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