



JOINT AREA COMMITTEES IN SOUTH SOMERSET



Officer Report on Planning Application: 09/03066/FUL

Proposal:	The erection of a 2 storey rear extension (GR: 340575/125016)
Site Address:	5 North Street, Drayton, Langport
Parish:	Drayton
Ward: (SSDC Member)	CURRY RIVEL Councillor Derek Nelson
Division: (SCC Member)	CURRY RIVEL Councillor Derek Nelson
Recommending Case Officer:	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
Target date:	17th September 2009
Applicant:	Mr Simon Perrin
Agent:	Mr Barry Cullimore Home Aid Partnership C/o South Somerset District Council Old Kelways Somerton Road Langport Somerset TA10 9YE
Application Type:	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

The agent is an employee of the Council.

SITE DESCRIPTION AND PROPOSAL



The proposal seeks permission for the erection of a two-storey extension to the rear. The property is a two storey terraced house finished in render, with white UPVC window frames and clay tiles on the roof. The property has been previously extended with the addition of a single storey extension to the rear, which will be demolished to make way for the proposed. The house is located close to similar residential properties and open countryside. The proposed extension will be constructed of materials to match the existing building. The house is not located within a development area as defined by the local plan.

HISTORY

06/00134/COU - Change of use from agricultural building to farm shop, car parking and external sales area - Application permitted with conditions 23/03/2006

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 decision 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 in the Built Environment

Somerset and Exmoor National Park Joint Structure Plan

STR1 - Sustainable Development

South Somerset Local Plan (Adopted April 2006)

ST5 - Principles of Development

ST6 - Quality of Development

Policy-related Material Considerations

Draft Regional Spatial Strategy for the South West (Proposed Changes June 2008):

SD4 - Sustainable Communities.

Development Policy C - Development in Small Towns and Villages

Development Policy E - High Quality Design

PPS's/PPG's

South Somerset Sustainable Community Strategy: Goal 8

Parish/Town Plan - Langport Market and Coastal Town Initiative Strategy and Action Plan

Other Relevant Documents: None

CONSULTATIONS

SSDC Technical Services - No comment

County Highways - No observations

Parish Council - No comment

REPRESENTATIONS

One received. Stating that neighbours are entitled to reasonable access over footpath through their property. Also questions measurements of proposed extension.

CONSIDERATIONS

The proposed extension is not considered to cause any significant issues of overlooking or overbearing of the neighbouring properties. The extension will increase the overshadowing of the neighbouring property, but not to such an extent so as to warrant refusal of the application. The extension is considered to be satisfactory in terms of design and materials.

The occupier of a neighbouring property has made a representation on the application stating that although the applicant is entitled to access over their footpath they would request that it is kept in a clean and tidy state. This is noted but is a separate civil matter beyond the scope of planning control. The neighbour also questions the measurements of the proposed extension, stating that they are not shown on the submitted plans. However the submitted plans are to a clearly marked scale, and the size of the proposed extension is readily apparent on inspection of the application.

Therefore, the proposal to erect a two-storey extension to the rear is not considered to cause demonstrable harm to either the residential amenity of adjoining occupiers nor the character of the area.

As such, the application is considered to be acceptable and should be recommended for approval.

SECTION 106 PLANNING OBLIGATION / UNILATERAL UNDERTAKING

None

RECOMMENDATION:

Grant permission for the following reason:

The proposal, by reason of its size, scale and materials, respects the character of the area, and causes no demonstrable harm to residential amenity in accordance with the aims and objectives of Policies ST6 and ST5 of the South Somerset Local Plan (Adopted April 2006) and Policy STR1 of the Somerset and Exmoor National Park Joint Structure Plan.

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 materials to be used in the development hereby permitted shall be those as identified within the planning application and no other materials unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and to comply with Policy ST6 of the South Somerset Local Plan (Adopted April 2006) and Policy STR1 of the Somerset and Exmoor National park Joint Structure Plan.