

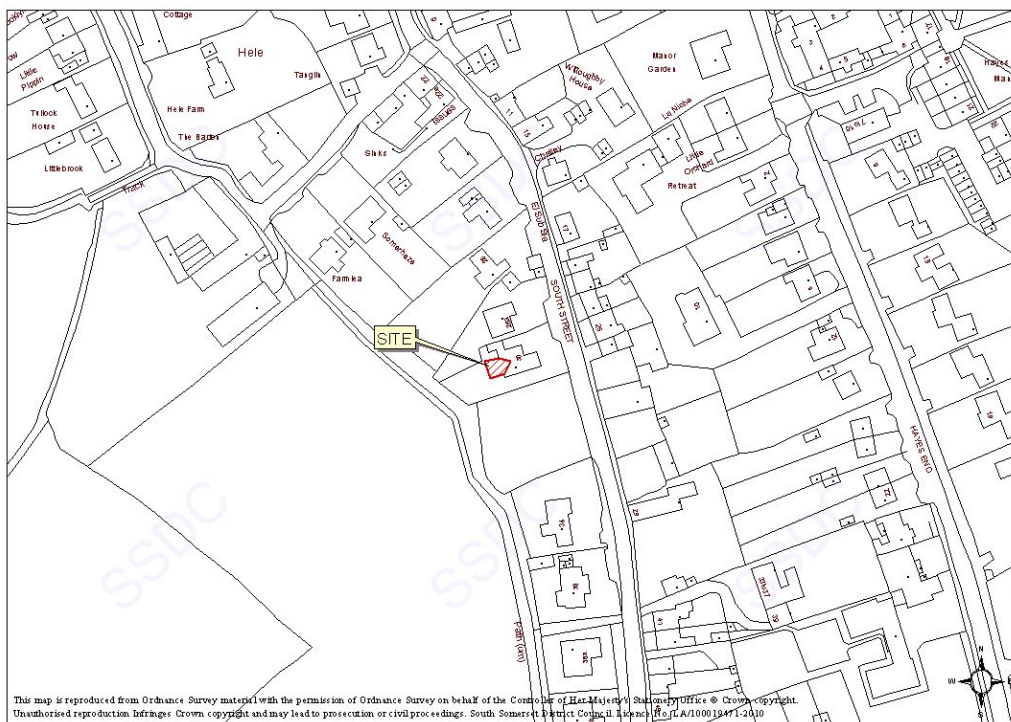
Officer Report on Planning Application: 09/03961/FUL

Proposal :	Loft conversion, the erection of a replacement single storey rear extension and alterations to vehicular access (GR 343503/116566)
Site Address:	30 South Street South Petherton Somerset
Parish:	South Petherton
SOUTH PETHERTON Ward (SSDC Members)	Mr Paull Robathan (Cllr) and Mr Keith Ronaldson (Cllr)
Recommending Case Officer:	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
Target date :	27th November 2009
Applicant :	Mr & Mrs M J Turner
Agent:	David Parkin Architectural Services 4 Wilton Road, Yeovil BA21 5XP
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

The recommendation is contrary to the opinion of the Parish Council. The application was therefore passed to the Ward Members who recommended that the application be brought before this committee. The Area Chairman was in agreement with the recommendation of the Ward Members.

SITE DESCRIPTION AND PROPOSAL



The proposal seeks permission to erect a single storey rear extension, to make alterations to the access and for the formation of dormer to the rear elevation roof slope. The property consists of a single storey detached house of reconstituted stone construction, with concrete roof tiles and white UPVC window frames. The site is located close to a variety of residential properties and open countryside to the rear. The property currently has a single storey extension to the rear, which will be demolished to make way for the proposed. The proposed rear extension will have a predominantly tiled roof with a small section of flat roof, and the walls will be finished in render. The proposed dormer window will have a flat roof and walls finished in hanging tiles to match the existing roof covering. The property is located within a development area and a conservation area as defined by the local plan.

HISTORY

None recent

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)

ST6 - Quality of Development

ST5 - Principle of Development

EH1 - Conservation Areas

EH5 - Setting of Listed Buildings

Supplementary Planning Guidance - The Design of Residential Areas

Policy-related Material Considerations

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

SD1, SD2, SD3 and SD4.

Development Policies A, B, C, E and H

PPS's/PPG's

PPS1 - Delivering Sustainable Development

South Somerset Sustainable Community Strategy

Goal 8 - High quality homes, buildings and public spaces where people can live and work in an environmentally friendly and healthy way.

CONSULTATIONS

SSDC Rights of Way Officer - No comment received 11/01/2010

SCC Archaeology - No objections

SSDC Technical Services - No comment

County Highways - I refer to the above-mentioned planning application received on 12th October 2009 and would advise you that as the proposal will result in the widening of the existing access as well as improving the level of visibility achieved by emerging vehicles in the southern direction from a highway point of view there is no objection to the proposal.

However, in the event of permission being granted I would recommend that the following condition be imposed.

1. There shall be no obstruction to visibility greater than 900mm above adjoining road level forward of a line drawn 2.4m back and parallel to the nearside carriageway edge over the entire site frontage. Such visibility shall be fully provided before works commence on the development hereby permitted and shall thereafter be maintained at all times.

Town/Parish Council - South Petherton Parish Council would like confirmation that the vehicular access is not being reduced in width as this is not considered to be clear in the plans. If that can be confirmed, South Petherton Parish Council recommends approval.

SSDC Conservation Area - The site is within the conservation area. The bungalow is of its time. It is not of any particular merit, but is quite benign in the street scene. The land to the south of the site is open and allows views to the west and north to see the end elevation of the bungalow. There is a public footpath to the rear, running in the field close to the rear garden of the site.

The proposed dormer is on the rear elevation and stretches across the majority of the rear roof slope. This would be clearly visible from a public view point.

The main test in conservation areas is Section 72 of the Act. This requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area. This requirement extends to all powers under the Planning Acts, not only those that relate directly to historic buildings. The desirability of preserving or enhancing the area should also, in the Secretary of State's view, be a material consideration in the planning authority's handling of development proposals that are outside the conservation area but would affect its setting, or views into or out of the area.

This is supported by Policy EH1 of the Local Plan, and I would say that policy ST6 is also relevant.

I have read your report and agree with your comments and recommendation. Dormers are an unusual feature in the conservation area, and flat roofed rear dormers are quite alien to it. We would rarely agree them outside a conservation area, and we should not

do so within one. The application fails in the statutory test, and would be detrimental to the conservation area, and is contrary to the policies for the reasons you have given.

REPRESENTATIONS

None received.

CONSIDERATIONS

The proposed single storey extension to the rear is considered to be satisfactory in terms of design and materials. The proposed alterations to the access are similarly considered to be acceptable in design terms. The proposal is not considered to have a significant impact on the residential amenity of the occupiers of the neighbouring properties.

The Highway authority was consulted in regards to the proposed access alterations. They raised no objections to the scheme provided that a condition to control visibility splays was added to any permission issued. The parish council raised a concern about the possibility of the width of the access being reduced. However the application and submitted plans are very clear that the access will in fact be widened.

The proposed dormer window is very large in scale and is almost the full width of the applicant's roof. Even though the proposal is on the rear elevation, it is partially visible from public vantage points within the surrounding conservation area. In a letter to this authority the agent maintains that the existing bungalow has no architectural merit and lacks any character or appeal. He states that, as the dormer will be difficult to observe from the surrounding area, it will not cause demonstrable harm to the area. However policy EH1 of the South Somerset Local Plan states that all development within a conservation area is required to preserve or enhance the character of the area - a higher test than merely failing to cause demonstrable harm as may be applicable in other areas. Policy EH1 goes on to state that the character of the area should be preserved or enhanced by proposed development that provides "buildings and spaces which make a positive contribution to the character, setting and appearance of the area." It is considered that due to the form and excessive scale of the proposed dormer that it fails to enhance or even preserve the character of the area. It is further considered that design will alter an existing building that is fairly neutral to the character of the area into a building that will fail to make a positive contribution to the character and appearance of the area contrary to policy EH1 of the South Somerset Local Plan (adopted April 2006).

The Conservation Officer was consulted in regards to the impact of the proposal on the conservation area, and stated that dormers are an unusual feature in the conservation area, and flat roofed rear dormers are quite alien to it. He goes on to state that the application fails the statutory test and that the dormer would be detrimental to the conservation area. The conservation officer also notes that the proposed dormer window will be visible from a public vantage point, both from the surrounding conservation area and from the footpath to the rear of the property.

There is a listed building close to the site. However the proposed dormer window will not be visible in the same view.

Regardless of the impact on the character of the conservation area Local Plan Policy ST6 requires the proposal, in terms of density, form, scale, mass, height and proportions, to respect and relate to the character of its surroundings. Similarly, Policy ST5 states that it should respect the form, character and setting of the locality. The proposal is very large

and out of proportion and therefore, it is not considered that the proposal fulfils these design criteria. In addition, dormer windows are not characteristic features of the area and none of the bungalows or houses in the immediate vicinity appear to have structures of similar scale or form.

It is therefore considered the application is unacceptable and should be recommended for refusal.

SECTION 106 PLANNING OBLIGATION/UNILATERAL UNDERTAKING

None

RECOMMENDATION

Refuse for the following reason:

01. The proposed roof extension, consisting of a large box dormer, by reason of its form, scale, mass and proportions is considered to be detrimental to the visual appearance of the existing dwelling and the general area. The scale and proportions do not respect or relate to the character of its surroundings and it fails to preserve or enhance the character of the conservation area and as such is contrary to policy STR1 of the Somerset and Exmoor National Joint Structure Plan Review and policies EH1, ST5 and ST6 of the South Somerset Local Plan 2006.