

Area North Committee – 23 March 2011

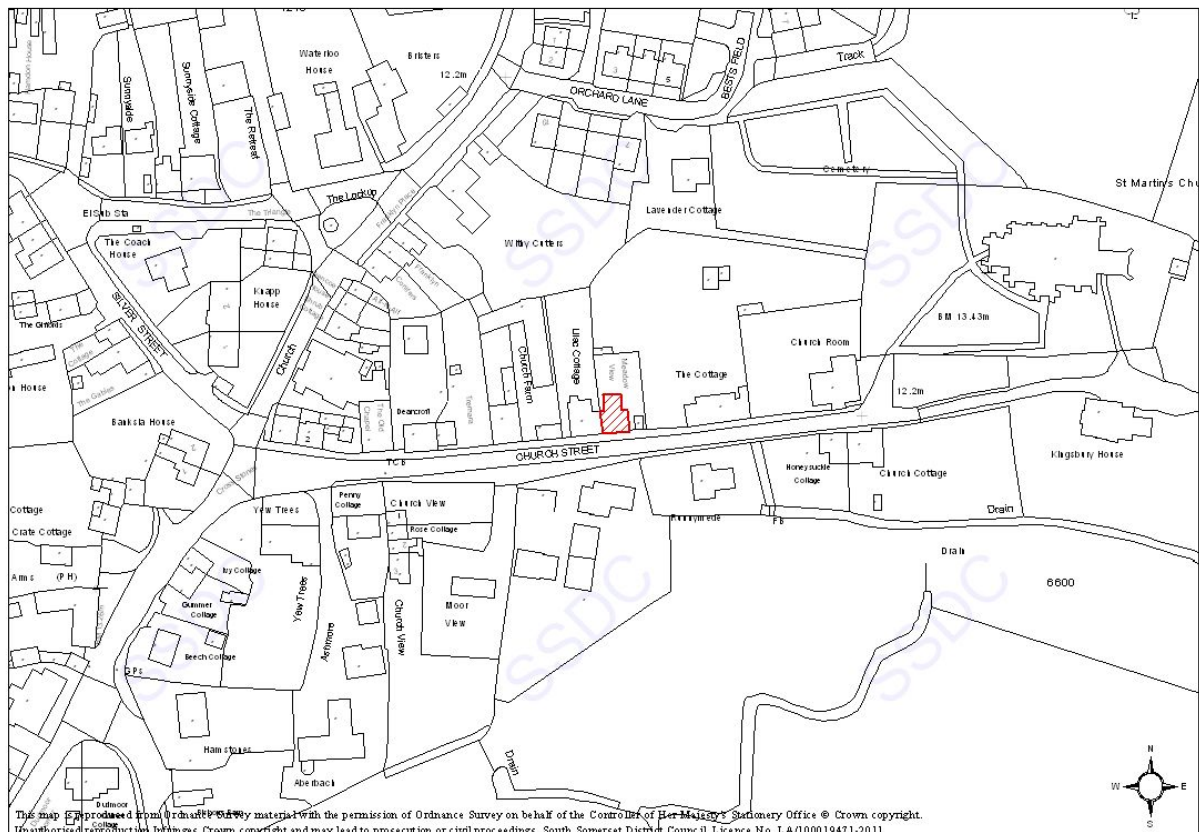
Officer Report On Planning Application: 11/00484/FUL

Proposal:	Demolition of existing single storey extension, erection of two storey and single storey extension and alterations (GR 343515/121043)
Site Address:	Hope Cottage, Church Street, Kingsbury Episcopi
Parish:	Kingsbury Episcopi
BURROW HILL Ward (SSDC Member)	Mr Derek Yeomans (Cllr)
Recommending Case Officer:	Chloe Beviss, Tel: (01935) 462321 Email: chloe.beviss@southsomerset.gov.uk
Target date:	4th April 2011
Applicant:	Mr D Heath-Coleman
Agent: (no agent if blank)	
Application Type:	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

This application has been referred to the Area North Committee as the applicant is employed by South Somerset District Council within the Development Management Team.

SITE DESCRIPTION AND PROPOSAL



The application property, thought to be late 18th/early 19th century, is a two storey semi-detached dwellinghouse of brick and natural stone construction situated fronting Church Street in the village of Kingsbury Episcopi. The site lies within the defined development area, a conservation area and close to a Grade II listed building.

The property, which sits under a clay tiled pitched roof, has painted timber windows, a red brick principal elevation and gable end and a natural stone rear elevation with brick quoins and detailing. It benefits from a 20th century single storey rear lean-to extension of single skin construction with a render finish and asbestos roof.

The dwellinghouse is subservient in scale to the attached red brick property which benefits from a single storey render lean-to extension. The side wall of this extension and part of the main dwellinghouse provides the boundary of the two properties before a close board fence continues away from the dwellings to the rear and encloses the garden on three sides. The existing arrangement results in a window in the side elevation of the neighbouring extension and a ground floor window in the existing dwelling looking directly into the garden of the application property and into the existing kitchen window due to there being no boundary treatments in place.

It is proposed to demolish the existing extension and erect a pitched roof and gabled two storey extension with a single storey lean-to side element to the rear of the property. A render finish with brick detailing is proposed under a clay tiled roof with painted timber windows and conservation rooflights to each roofslope. A new window is proposed in the east facing side elevation of the existing dwellinghouse to serve a bathroom which will be obscure glazed.

An amended plan has been submitted following a discussion between the applicant and Conservation Officer relating to minor details. The brick detailing around the windows has been slightly altered and full length windows are now proposed to either side of the patio doors proposed on the east elevation.

The area to the rear of the application site is currently being developed to comprise two detached dwellinghouses which are accessed by a road running parallel to the eastern boundary of the application site.

HISTORY

No history.

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 decisions 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 takes the view that the relevant development plan comprise, the saved policies of the Somerset and Exmoor National Park Joint Structure Plan Review and the saved policies of the South Somerset Local Plan.

The policies of most relevance to the proposal are:

Saved policies of the Somerset and Exmoor National Park Joint Structure Plan (April 2000):

Policy STR1 - Sustainable Development
Policy 9 - The Built Historic Environment

Saved policies of the South Somerset Local Plan (April 2006):

Policy EH1 - Conservations Areas
Policy EH5 - Development Proposals Affecting the Setting of Listed Buildings
Policy ST5 - General Principles of Development
Policy ST6 - The Quality of Development

National Guidance:

PPS 1: Delivering Sustainable Development
PPS 5: Planning for the Historic Environment

Shaping South Somerset - A Strategy for Sustainable Communities 2008-2026:
Goal 8: Quality Development

Guidance also considered relevant:

SSDC Extensions and Alterations to Houses - A Design Guide 2010

CONSULTATIONS

Kingsbury Episcopi Parish Council: No objections.

SCC County Highways: No observations.

Area Engineer, Technical Services Department: No comment.

SCC Archaeology: No objections.

SSDC Conservation Officer: I note the application is in the conservation area and there is a listed building nearby, the Church being somewhat distant. I have no objections to the proposal, having made a suggestion regarding the detailing around the window to the applicant.

REPRESENTATIONS

Four neighbours notified and site notice posted. No representations received.

CONSIDERATIONS

The application site is located within the defined development area of Kingsbury Episcopi where the principle of new development is considered acceptable.

The main considerations therefore relate to the setting of the nearby listed building, the character and appearance of the conservation area, residential and visual amenity.

Setting of Listed Building

The Conservation Officer has no objections to the proposal and given the distance between the listed buildings and the application site, it is not considered their setting or contribution to the local scene will be adversely affected.

Conservation Area

The proposed extension is considered appropriate within the designated conservation area in terms of its design, form, scale, materials and detailing which reflects the characteristics of the existing dwelling and locality. It is considered the settings and views in and out of the conservation area and its character and appearance will be preserved.

Visual Amenity

The proposed extension is subservient in scale and massing to the existing dwellinghouse and is considered to be an appropriate replacement, in terms of design and materials to the unsympathetic and out of character extension that is currently in situ.

The street scene and principal elevation will remain unaltered as the proposed extension is located to the rear of the property. As such, it is not considered the visual amenity of the area will be adversely affected.

Residential Amenity

No representations have been received from neighbouring occupiers.

It was noted at the time of visiting the site that the attached property was unoccupied.

The proposal will have a single storey lean-to element on the west side of the two storey extension facing the boundary and therefore the attached property's existing extension. Two windows are proposed in this elevation to serve a lounge. There will be no significant change, in terms of mutual overlooking from the current situation, where a kitchen window in the existing extension directly faces the neighbouring property. The windows in this property which face east (side of extension) and north (rear of main dwelling) serve a very small room, likely to be a study and a utility, neither of which are classed as habitable rooms. No new boundary treatments are proposed as part of this application however given the existing arrangement and proximity of windows, it is not considered the proposal will create a significant increase in overlooking to the detriment of either occupier's amenity. It should be noted that planning permission would not be required to erect a wall or fence of two metres in height immediately adjacent to the neighbour's windows.

It is further considered that the proposed extension will not unacceptably harm the adjoining neighbour's residential amenity through overshadowing or having an overbearing effect due to its single storey section, its siting, scale and distance from windows.

No first floor windows, other than high level rooflights are proposed in either side elevation of the proposed extension and the window to serve the master bedroom in the north facing gable end is considered a sufficient distance from the new dwelling to the rear so as not to intrude upon their privacy by way of overlooking.

The proposed window in the existing gable end to serve a bathroom shall be obscure glazed and is not considered to pose any issues relating to residential amenity due to its location.

Conclusion

The proposed extension, by reason of its scale, siting, design and materials, and taking into account the existing arrangement in relation to windows in the application and neighbouring property, is considered in accordance with Policies EH1, EH5, ST5 and ST6 of the South Somerset Local Plan (2006) and Policies STR1 and 9 of the Somerset and Exmoor National Park Joint Structure Plan (2000). It further contributes to Goal 8: 'Quality Development' of the South Somerset Sustainable Communities Strategy and complies with the advice contained within PPS1: Delivering Sustainable Development, PPS 5: Planning for the Historic Environment and SSDC Extensions and Alterations to Houses: A Design Guide 2010.

RECOMMENDATION

Approve with conditions

01. The proposal, by reason of its size, scale, siting, design and materials, will cause no significant adverse impact to residential amenity, will cause no detriment to visual amenity, will preserve the character and appearance of the conservation area and not adversely affect the setting of the nearby listed buildings, in accordance with the aims and objectives of Policies EH1, EH5, ST5 and ST6 of the South Somerset Local Plan (2006) and Policies STR1 and 9 of the Somerset and Exmoor National Park Joint Structure Plan (2000).

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 development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing no. 6120-02A received 28th February 2011.

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

03. No work shall be carried out on site unless 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. Details of the render shall include the finish, materials and colour, and shall be supported by a sample panel, which shall remain available on site for the duration of the works.

Reason: To safeguard the character and appearance of the conservation area in accordance with the saved Policy EH1 of the South Somerset Local Plan 2006.

04. The windows hereby permitted shall be recessed in the wall to match the form of existing windows and painted white, unless otherwise agreed in writing with the Local Planning Authority and shall be permanently retained and maintained as such.

Reason: To safeguard the character and appearance of the conservation area in accordance with the saved Policy EH1 of the South Somerset Local Plan 2006.

05. No work shall be carried out on site unless details of the rooflights have been submitted to and agreed in writing by the Local Planning Authority. Such approved details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the character and appearance of the conservation area in accordance with the saved Policy EH1 of the South Somerset Local Plan 2006.
