

Area North Committee – 22 June 2011

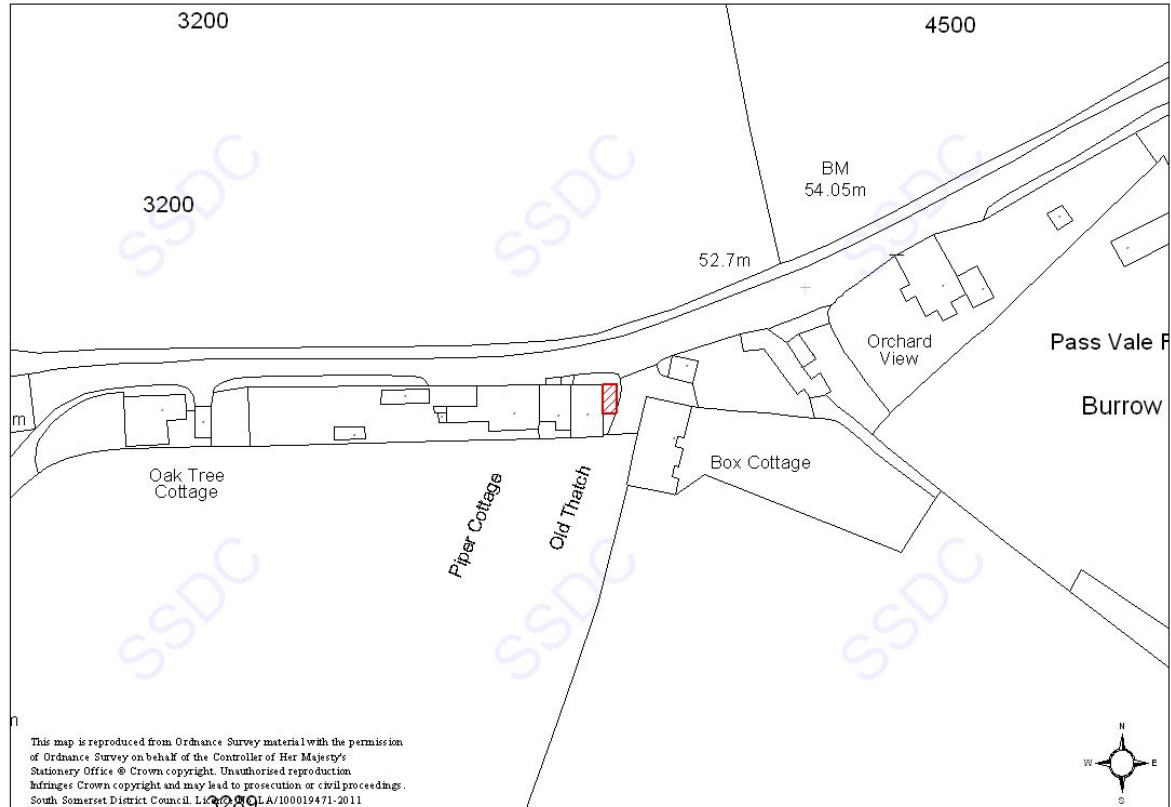
### Officer Report On Planning Application: 11/00728/FUL

<b>Proposal:</b>	Erection of a two storey extension with dormer windows front and rear. ( GR 341390/119952 )
<b>Site Address:</b>	Old Thatch Burrow Way Kingsbury Episcopi
<b>Parish:</b>	Kingsbury Episcopi
<b>BURROW HILL Ward (SSDC Member)</b>	Mr Derek Yeomans (Cllr)
<b>Recommending Case Officer:</b>	Claire Alers-Hankey Tel: 01935 462295 Email: <a href="mailto:claire.alers-hankey@southsomerset.gov.uk">claire.alers-hankey@southsomerset.gov.uk</a>
<b>Target date:</b>	6th May 2011
<b>Applicant:</b>	Mr P Knight
<b>Agent: (no agent if blank)</b>	
<b>Application Type:</b>	Other Householder - not a Change of Use

### REASON FOR REFERRAL TO COMMITTEE

This application is referred to the Area North with the agreement of the Chairman and at the request of the Ward Member so that the subjective nature of the overbearing relationship can be discussed further by the Committee.

### SITE DESCRIPTION AND PROPOSAL



The site is located on Burrow Way to the west of Stembridge and outside of any defined development area. The property is a semi-detached, two-storey dwelling constructed of rendered walls and a thatch roof.

This application seeks permission for the erection of a two storey extension to the side of the property with dormer windows to the front and rear. The proposed materials are rendered walls and reclaimed double Roman roof tiles.

The adjacent property is a two storey dwelling and has a ground floor living room window and first floor bedroom window facing the development.

An amended plan has been received showing a further area of land that is owned by the applicant adjacent to the site. This was submitted in response to an initial objection raised by the case officer in relation to the proposed extension using all of the available amenity/garden space.

## **HISTORY**

15014/A - Erection of a garage and alterations. Granted conditional approval on 27/04/1973.

## **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.

Saved policies of the Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011:

Policy STR1 - Sustainable Development

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

Policy ST5 - General Principles of Development

Policy ST6 - The Quality of Development

National Guidance

PPS1 - Sustainable Development

PPS3 - Housing

South Somerset Sustainable Community Strategy

Goal 3 - Healthy Environments

Goal 4 - Services and Facilities

Goal 8 - High Quality Homes

Goal 9 - A Balanced housing Market

## **CONSULTATIONS**

**Parish Council** - No objection, but notes the development is close to Box Cottage and as such would affect the amount of natural light to that property.

**County Highway Authority** - No observations

**Area Engineer** - No comment

## REPRESENTATIONS

TWO LETTERS OF OBJECTION - Have been received, raising concerns over the following issues:

1. Devaluing of adjacent properties
2. Loss of light to adjacent property's habitable rooms
3. Loss of privacy
4. Overbearing adjacent property as extension will be 3.35m away from neighbour

## CONSIDERATIONS

The key issues to consider are the impact on residential amenity and visual amenity of the area.

### Visual Amenity

The design of the proposed two storey extension is considered to be in keeping with the existing property and the fenestration proposed is appropriate, therefore it is considered the visual amenity would not be harmed by the development.

### Residential Amenity

Whilst the applicant has demonstrated that an additional garden area is available, so that the proposal does not use up all of the available amenity space, and the fenestration in the extension will not overlook the adjacent property, it is considered the proposed extension would have a close and overbearing relationship upon 1 Box Cottage which is 3 metres to the east, causing an unacceptable loss of outlook and residential amenity on the inhabitants of the neighbouring property.

### Other Issues

An objection has been made over the devaluation of the adjacent property, however this is not a planning consideration. An objection has also been raised over loss of light to the neighbouring property, but having measured the distances between the extension and the windows affected, it is not considered that the extension would cause material harm through a loss of light to the neighbouring inhabitants.

On this basis of the above, it is considered the proposal fails to meet the requirements of ST5 and ST6 of the South Somerset Local Plan, due to the close and overbearing relationship between the proposed extension and the neighbouring property.

## RECOMMENDATION

Permission be refused

## SUBJECT TO THE FOLLOWING:

01. The proposed extension, which would be very close to the boundary with the adjoining property, represents an un-neighbourly form of development that would be overbearing on the adjacent property and would cause a loss of outlook and hence a loss of residential amenity to the neighbouring property, contrary to Policy ST6 of the South Somerset Local Plan.
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