

Area North Committee – 28 November 2012

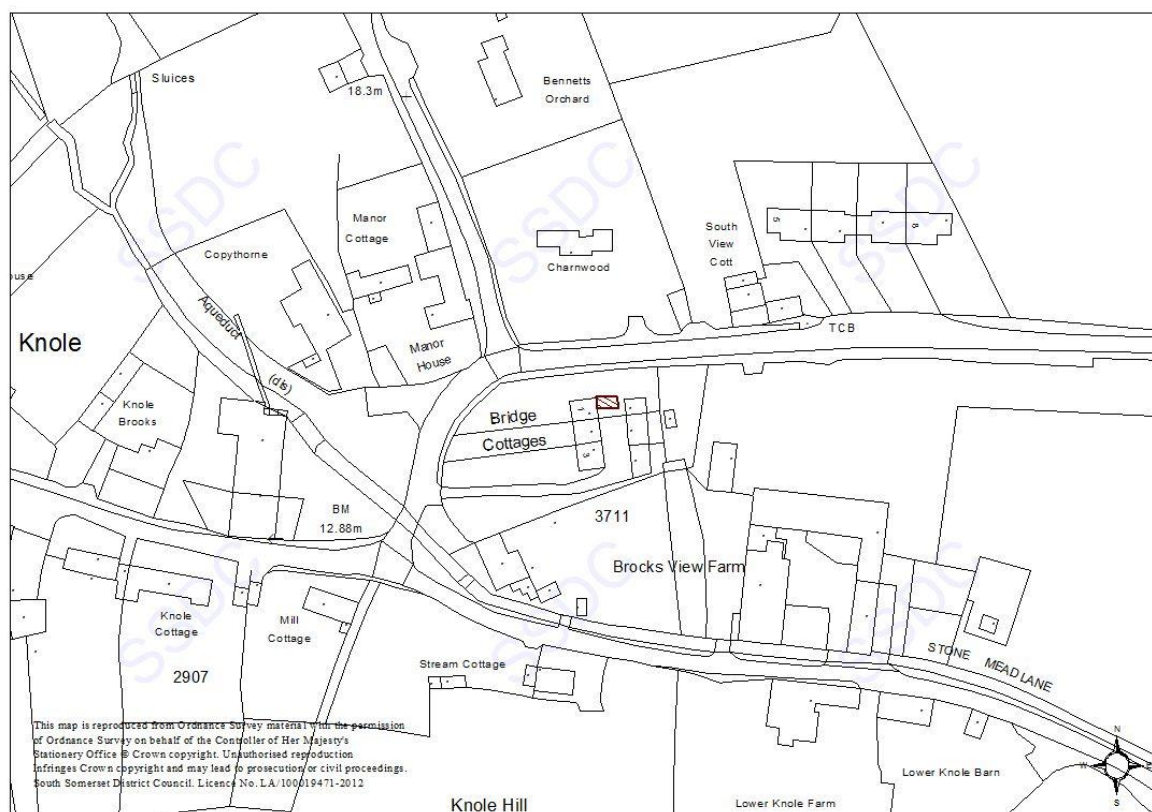
Officer Report On Planning Application: 12/03357/FUL

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| Proposal : | The erection of a single storey side extension (GR 348376/125135) |
| Site Address: | Rose Cottage, Bineham Road, Knole. |
| Parish: | Long Sutton |
| TURN HILL Ward (SSDC Member) | Cllr S Pledger |
| Recommending Case Officer: | Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk |
| Target date : | 30th October 2012 |
| Applicant : | Mr D Turpin |
| Agent: (no agent if blank) | Montpelier Architectural Designs Mr D Roberts Langdons, East Street Drayton, Langport, Somerset TA10 0LA |
| Application Type : | Other Householder - not a Change of Use |

REASON FOR REFERRAL TO COMMITTEE

The application is before the committee as the recommendation is for approval contrary to the objection of the highway authority on highway safety grounds.

SITE DESCRIPTION AND PROPOSAL



The proposal seeks permission for the erection of a single storey side extension, and alterations to the vehicular access and boundary wall. The property is a two storey semi-detached house constructed from natural stone, with painted timber window frames and a slate roof. The property has been previously extended with the addition of a single and two storey extension to the rear. The house is located close to various residential properties including Grade II listed buildings. The proposed extension will be constructed from natural stone, under a slate roof, with timber windows and doors. The house is not located within a development area, but is within a conservation area as defined by the local plan.

HISTORY

12/00081/FUL - Erection of a single storey extension to dwellinghouse - Application withdrawn 24/02/2012

03/01294/FUL - Erection of extension to rear of dwelling and alterations - Application permitted with conditions 30/06/2003

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.

For the purposes of determining current applications the local planning authority considers that the relevant development plan comprises 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 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 Planning Policy Framework

Chapter 7 - Requiring Good Design

South Somerset Sustainable Community Strategy

Goal 3 - Healthy Environments

Goal 4 - Services and Facilities

Goal 8 - High Quality Homes

CONSULTATIONS

SSDC Conservation Officer - You will recall that I have previously commented on an application at this site. I still don't think the projecting canopy is correct.

SCC Archaeology - No objections**Long Sutton Parish Council -**

"Long Sutton Parish Council has considered the above application and has voted to SUPPORT this application subject to:-

Conditions on the materials to ensure that they match existing property

Conditions that the materials must be subject to sample and approval by SSDC prior to the commencement of works

This being to ensure conformity of the visual appearance of the property and ensure that the design is in line with the Parish Village Design Statement."

County Highway Authority -

"As the Planning Officer will be aware this is a resubmission following the previous application, 12/00081/FUL, being withdrawn.

Whilst it is noted that as part of this revised application the access gate has been widened and the adjacent wall is to be reduced in height to 900mm (over a 3.5m section to the west of the access), this does not overcome the concerns previously raised and therefore the previous comments remain to be applicable.

The Agent should consider ensuring that there is no obstruction to visibility greater than 900mm above adjoining road level over the entire site frontage (measured 2.4m back from the running carriageway edge), rather than just a small section as proposed.

The proposal is seeking the erection of a ground floor extension which will be located on the existing parking/turning area, and will effectively reduce the size of this area.

The Agent has stated that vehicles already reverse onto the highway in this location, and that this area is below the standard that would be applied today, however I would not want to encourage the reduction of this area any further nor condone reversing onto/from the public highway in the interests of highway safety for all road users.

The access is from/onto a classified unnumbered highway where the Highway Authority would seek the provision of turning areas in addition to parking, so that all vehicles can park and enter and leave the highway in a forward gear when the parking areas are occupied.

I would also seek that the proposed extension is erected a minimum distance of 2.4m back from the highway as not to further obstruct visibility for vehicles emerging from the parking area onto the adjoining public highway. An extract of road record is attached for further information.

If these issues are not addressed I would have no alternative but to recommend refusal on highway safety grounds.

If the LPA are minded to grant consent, appropriate conditions will need to be imposed in respect of the surfacing and drainage (to prevent any discharge of loose material or water onto the adjoining public highway), of the revised access, together with the appropriate way licence for the alteration of the access and works within the highway limits/grass verge."

Area Engineer - No comment

REPRESENTATIONS

None received

CONSIDERATIONS

History

A similar application was made at the site earlier this year. The application was withdrawn on the advice of the case officer as there were concerns about the design of the extension and the access.

Design

As the property is located with a conservation area and close to a number of listed buildings the conservation officer was consulted. He has raised concerns about the design of the scheme, in particular the projected canopy. It is considered that the proposed design is not ideal, with the proposed canopy to the front and 'mini gables' to the front and rear elevation failing to respect the simple character of the building. However, that said, both the front and rear elevation of the proposed extension will be reasonably well screened from the surrounding conservation area and nearby listed buildings, and as such it is not considered that any harm would be significant enough to warrant refusal of the scheme.

Residential Amenity

It is not considered that the window layout and general bulk of the extension is such that it would give rise to undue overlooking or an overbearing relationship with neighbouring properties. Therefore the proposal would not harm residential amenity.

Highways

The highway authority has raised an objection to the scheme on highway safety grounds. They are concerned that the proposed extension will reduce the space available on the driveway for turning, potentially resulting in vehicles entering or leaving the property in reverse. The agent maintains that vehicles already manoeuvre in this way as the existing space available for parking and turning is below the standards that are currently applied. However, it is clear from the submitted plans that there would currently be space on site to turn a vehicle, so the option of entering and leaving the site in forward gear is currently available, and the proposed extension would make this impossible. That said, there are no restrictive conditions requiring the maintenance of the driveway for the turning of vehicles, so without the need for planning permission a significant portion of the driveway could be obstructed with an outbuilding. Therefore, given that the turning area could be lost without an application for planning permission, and that the applicant is proposing some improvements to the existing access, in the form of widening of the entrance and lowering the adjacent boundary wall, it is not considered that the concerns of the highway authority should constrain the development in this case.

Conclusion

Accordingly the proposal is considered to comply with policies ST5 and ST6 of the South Somerset Local Plan.

RECOMMENDATION

Permission be granted for the following reason:

01. The proposal, by reason of its size, scale and materials, respects the character of the area, and causes no demonstrable harm to residential amenity or highway safety 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 development hereby permitted shall be carried out in accordance with the following approved plans: 5111/03 and 5111/04 received 20 August 2012

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

03. No work shall be carried out on site until particulars of the following have been submitted to and approved in writing by the Local Planning Authority:

- a) details of materials (including the provision of samples where appropriate) to be used for the external walls and roofs;
- b) a sample panel, to be prepared for inspection on site, to show the mortar mix and coursing of the external walls;
- c) details of the recessing, materials and finish (including the provision of samples where appropriate) to be used for all new windows (including any rooflights) and doors;
- d) details of all hardstanding and boundaries
- e) details of the rainwater goods and eaves and fascia details and treatment.

Once approved such details shall be fully implemented unless agreed otherwise in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the area in accordance with saved policies EH1, EH5, ST5 and ST6 of the South Somerset Local Plan.

04. The alterations to the boundary wall, as specified on drawing 5111/03 received 20 August 2012, shall be carried out in full prior to the occupation of the extension hereby approved unless otherwise agreed in writing with the local planning authority.

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.

05. Before the access is first brought into use, it shall be properly consolidated and surfaced over the first 5m of its length, (not loose stone or gravel), details of which

to be submitted to and approved in writing by the Local Planning Authority prior to works commencing, and thereafter maintained at all times.

Reason: In the interests of highway safety and to comply with ST5 of the South Somerset Local Plan.

06. Before the access is first brought into use provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway details of which shall have been submitted to and approved in writing by the Local Planning Authority, prior to works commencing and thereafter maintained at all times.

Reason: In the interests of highway safety and to comply with ST5 of the South Somerset Local Plan.

07. Any entrance gates erected shall be hung to open inwards only.

Reason: In the interests of highway safety and to comply with ST5 of the South Somerset Local Plan.

Informatives:

01. Having regard to the powers of the Highway Authority under the Highways Act 1980 The applicant is advised that a Section 184 Permit for new access must be obtained from the Highway Service Manager, Yeovil Area Highway Office, tel 0845 3459155. Application for such a Permit should be made at least three weeks before access works are intended to commence.

Where works are to be undertaken on or adjoining the publicly maintainable highway (in particular any works on or adjacent to the highway grass verge) a licence under section 171 of the Highways Act 1980 must be obtained from the Highway Authority. Application forms can be obtained by contacting the Highway Service Manager, Yeovil Area Office, 0845 3459155.
