

Area North Committee – 23 April 2014

Officer Report On Planning Application: 14/00860/FUL

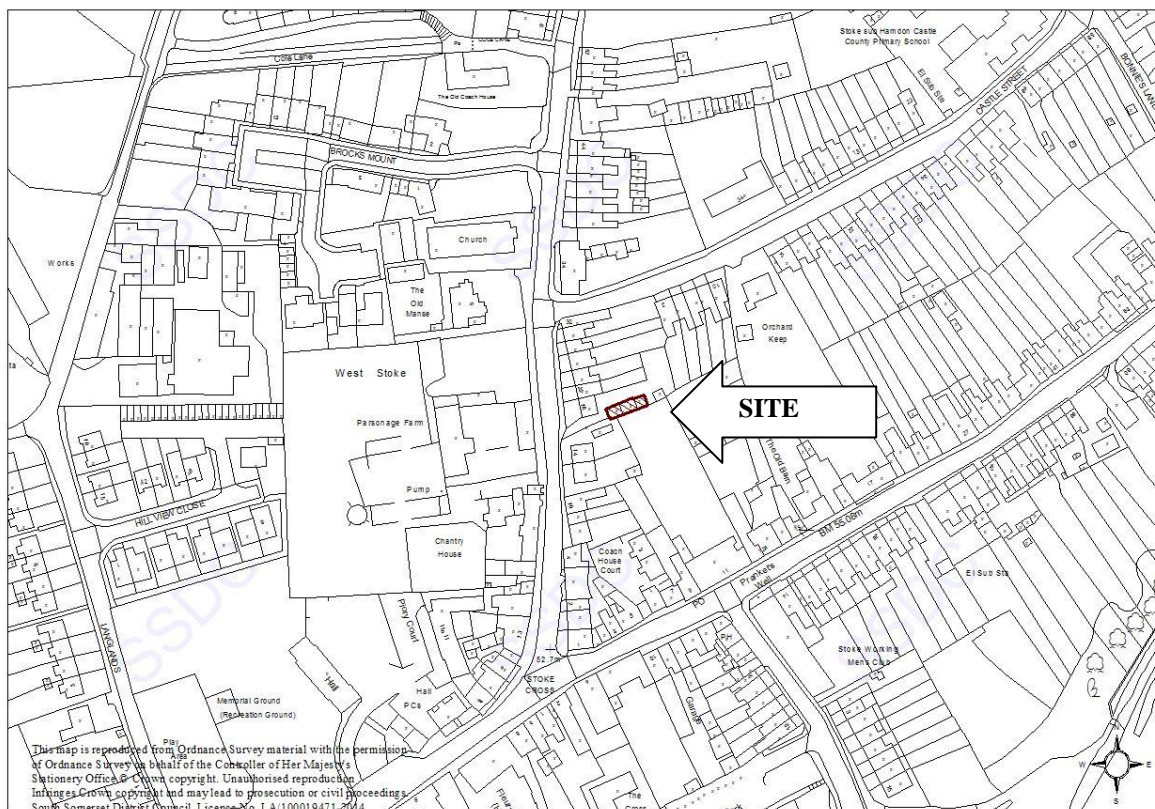
Proposal :	Conversion of outbuilding to dwelling, refurbishment and erection of single storey extension, and alteration the access. (Revised Scheme) (GR:347381/117467)
Site Address:	18 North Street, Stoke Sub Hamdon, Somerset.
Parish:	Stoke Sub Hamdon
HAMDON Ward (SSDC Member)	Cllr Sylvia Seal
Recommending Case Officer:	Nicholas Head Tel: (01935) 462167 Email: nick.head@southsomerset.gov.uk
Target date :	16th April 2014
Applicant :	Mr John Daffern
Agent: (no agent if blank)	
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

The report is referred to the Committee at the request of the Ward Member to afford a full discussion of the issues raised by the application.

SITE DESCRIPTION AND PROPOSAL





The site is located on the north side of North Street, within the conservation area. The principal building - the dwellinghouse - is Grade 2 listed, as is the attached dwellinghouse immediately to the north. To the rear of the house are various outbuildings running along the southern site boundary. Conversion of these building to an annex was recently approved.

The current application is a revision of the approved scheme for an annex, seeking a change of use to form a separate dwellinghouse.

HISTORY

770097 Conversion of disused cottage and smithy into living accommodation. Refused.
 13/02363/FUL - Conversion of outbuilding to annexe, refurbishment and erection of single storey extension, and alteration the access - permitted with conditions

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 considers that the relevant development plan comprises the saved policies of the South Somerset Local Plan.

The policies of most relevance to the proposal are:

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

ST2 - Villages
 ST5 - General Principles of Development
 ST6 - The Quality of Development
 EC8 - Protected Species
 EH1 - Conservation Areas
 EH3 - Change of Use and Alterations to Listed Buildings
 EH5 - Setting of Listed Buildings

National Planning Policy Framework (March 2012):

4. Promoting sustainable transport
 6. Delivering a wide choice of high quality homes
 7. Requiring good design
 11. Conserving and enhancing the natural environment
 12. Conserving and enhancing the historic environment

Policy-related Material Considerations

South Somerset Sustainable Community Strategy

Somerset County Council Parking Strategy, March 2012 and September 2013.
 Somerset County Council Highways Standing Advice, June 2013.

CONSULTATIONS

Parish Council: The Parish Council have no observations and no objections provided that nos. 16 & 18 are considered as one property and not sold separately.

Highways Authority: Standing advice applies. It is noted, however, that for the previous application, the highways officer remarked that, whilst an application for an annex to continue using the sub-standard access would not raise an objection, application for a new separate dwelling unit would have to have appropriate access onto the highway in accordance with standing advice. A new dwellinghouse would also require 2 new parking bays for a 1-bed dwellinghouse.

SSDC Conservation Officer: No objections to the works to the building, but a concern is raised about the possibility of subdivision of the garden.

SSDC Ecologist: Whilst ideally a bat survey should be conducted prior to determination, given that a permission for conversion already exists, a condition is recommended for any permission granted.

SSDC Environmental Protection Unit: No comments.

SSDC Tree Officer: (previous application): No objection subject to appropriate tree protection condition.

REPRESENTATIONS

None received.

CONSIDERATIONS

Principle of Development

The site is within the defined development area. The principle of creation of a separate dwellinghouse is acceptable, subject to compliance with other relevant policies and principles.

Design and Layout: Detail of Conversion

The detail of the proposed creation of a self-contained unit have already been considered and approved (previous application for an annex: 13/02363/FUL). No changes have been made to the approved plans, and the conversion and enlargement of the building is considered to be acceptable, and respects the listed building and its setting within the conservation area.

Impact on Residential Amenity

The outbuilding is in very close proximity to the existing dwellinghouse. Whilst the layout is acceptable for occupation throughout by members of the same household, it is not considered that adequate outdoor amenity space and privacy can be secured for two separate dwellings. Owing to this cramped relationship, it is not considered that occupiers of the new dwelling unit and the existing dwellinghouse would separately enjoy a satisfactory level of amenity, which would be contrary to the aims of the NPPF and policies within the Local Plan.

Parking

As reported by the highways officer in the original application to convert the building to an annex, it was considered that provision for parking of two vehicles exists on site for the current house. A new dwellinghouse with a single bedroom would require two new parking bays in terms of the Somerset Parking Strategy. Only one additional parking space has been shown, and the proposal is not considered to comply with the parking strategy.

Access

The proposed access to the site is sub-standard, providing poor visibility. This is compounded by the fact that reversing either onto or off the carriageway is required as there is not turning room on the site. Even with the proposed improvements shown on the submitted plan, therefore, the proposal is considered to be contrary to the Standing Advice of the Highways Authority, and would result in harm to highway safety.

Conservation Officer Concerns

The conservation officer is concerned that subdivision of the garden with high fences could harm the setting of the building. This is a matter that could be dealt with by condition, and is not considered a reason for refusal of the application.

Submitted draft S106 Agreement

The applicant has submitted a draft unilateral undertaking which he has advised that he is prepared to sign should permission be granted. It is not considered that any agreement seeking to restrict ownership of separate parts of the site would serve any planning purpose. It would not overcome the primary concern of the creation of two separate households set out above, in that all the amenity and highways issues would

still pertain regardless of the ownership. If it is the intention of the owner to have only family members occupying both units, then that aim is already met by the current permission for creation of a self-contained annex.

EIA Regulations

Not relevant in this case.

Conclusion

Whilst the use of the outbuildings as an annex in association with the main dwellinghouse is considered acceptable, the proposal raises amenity, parking and highway safety concerns that cannot be overcome. The proposal is accordingly recommended for refusal.

RECOMMENDATION

Refuse.

FOR THE FOLLOWING REASONS:

01. The proposal, by reason of the proximity and layout of buildings, would result in a poor standard of residential amenity for future occupiers of both the original dwellinghouse and the converted outbuildings, contrary to the aims and objectives of the NPPF and Policy ST6 of the South Somerset Local Plan, 2006.
 02. The proposal does not make provision for an acceptable means of access, parking and turning on the site for the new dwellinghouse. The required visibility splay cannot be secured towards the south, and the layout does not enable vehicles to enter and leave the site in forward gear. Adequate off-street parking for the new dwellinghouse cannot be provided. For these reasons, the proposal is considered to be harmful to highway safety, contrary to the aims of the NPPF, Policy ST5 of the South Somerset Local Plan, 2006 and the Somerset County Parking Strategy, 2013.
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