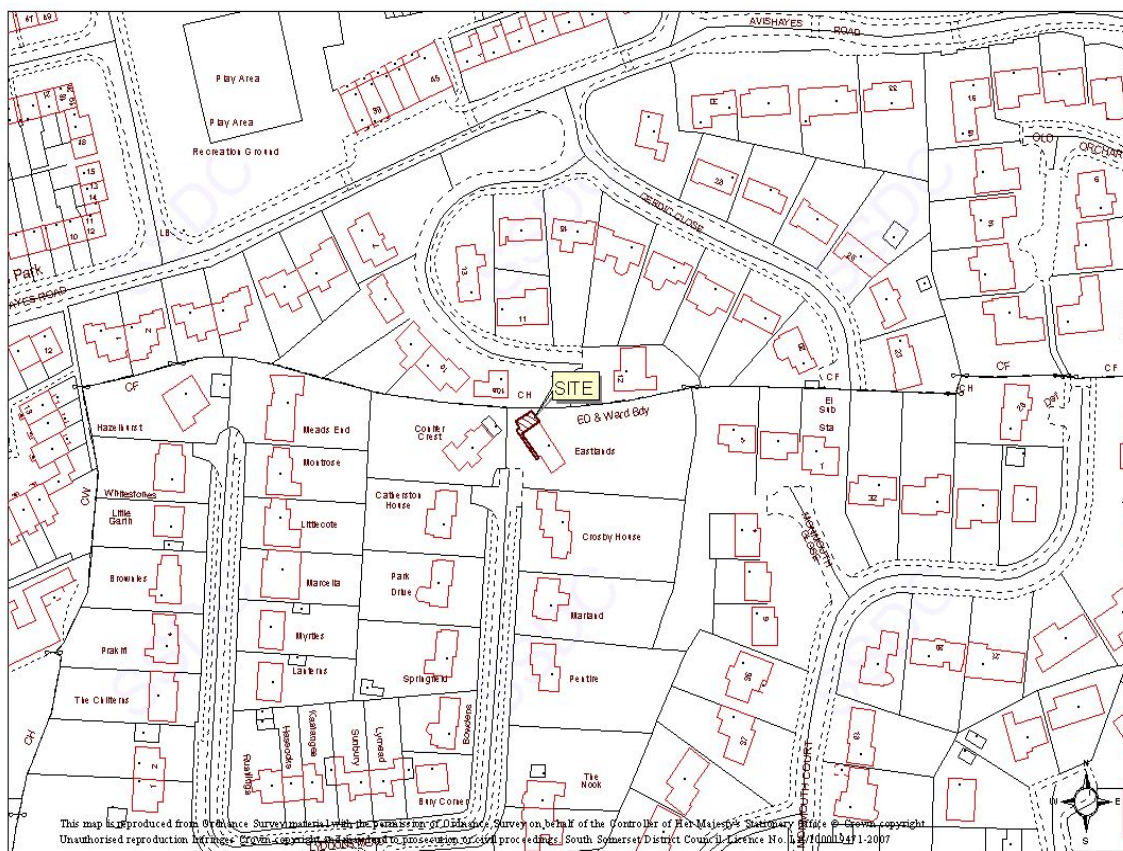


OFFICER: Steven Banks (01935) 462119 [Item 4]
APPL.NO: 07/02031/FUL APPLICATION TYPE: Full Application
PARISH: Chard WARD: JOCELYN (CHARD)
DESCRIPTION: Alterations and extension to dwellinghouse and the erection of a garage (GR 333304/108903)
LOCATION: Eastlands Lyddons Mead Chard Somerset TA20 1HD
APPLICANT: Mr R Cridge
AGENT: Paul Rowe The Nook Lyddons Mead Chard Somerset TA20 1HD
DATE ACCEPTED: 27 April 2007

REASON FOR REFERRAL TO COMMITTEE:

The neighbouring Ward Member, with the agreement of the Chairman, has asked for the application to be referred to Committee to enable members to consider issues regarding potential overlooking and the site's history.

SITE DESCRIPTION AND PROPOSAL:



This application relates to a two storey dwelling located to the northern corner of Lyddons Mead on the eastern edge of Chard.

This is an application seeking full planning permission to erect a two storey side extension, carry out an alteration to the front elevation and erect an attached garage on the western elevation.

It is proposed that the roof and wall materials shall match the existing.

It is not proposed to fell any trees.

HISTORY:

07/00207/FUL - Alterations and extension to dwelling and the erection of a garage - Application conditionally approved 06/03/2007.

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:
EN 4 - Quality in the Built Environment
South Somerset Local Plan (Adopted April 2006)
ST5 - General Principles of Development
ST6 - The Quality of Development

CONSULTATIONS:

Town/Parish Council

Approved - provided that the development is in keeping with surrounding properties.

County Highways

No observations.

Area Engineer

No comment.

Arborist

No objections.

REPRESENTATIONS:

Neighbours

12 Cerdic Close - Object due to a loss of light and privacy.

10A Cerdic Close - Object due to overlooking and materials.

CONSIDERATIONS:

It should be noted that planning application, 07/00207/FUL, was previously approved and the differences between the previous approval and this proposal are as follows: it is proposed to introduce an attached garage on the north west elevation as well as an en suite window and to introduce a juliet balcony to the north east elevation.

The proposed extension is considered to be subservient in scale and appearance to the parent dwelling due to its size, which is considered appropriate. The application form indicates that the materials to be used for the external surfaces of the proposal are to match those of the existing dwelling, which is considered acceptable.

It is considered that there would be no demonstrable harm to the amenity of any neighbouring dwelling by way of any overbearing, overlooking or overshadowing affect. This is due to the positioning of the proposed side extension, front alteration and windows in the proposal. The proposed en suite window on the north west elevation shall be conditioned to be obscure glazed and fixed shut to prevent any possible overlooking.

Therefore the proposal respects the form, character and setting of the locality following the existing form of development and is considered to have no material impact in terms of residential and visual amenity.

RECOMMENDATION:

Application Permitted with Conditions

The proposal, by reason of its size, scale and materials, respects the character of the area and causes no demonstrable harm to residential amenity in accordance with the aims and objectives of Policies ST5 and ST6 of the South Somerset Local Plan adopted 2006.

1. 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.

2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason: In the interests of visual amenity and in accordance with ST6 of the South Somerset Local Plan adopted 2006.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, including dormer windows, or other openings (including doors) shall be formed in the building, or other external alteration made without the prior express grant of planning permission.

Reason: In the interests of residential amenity and in accordance with policy ST6 of the South Somerset Local Plan adopted 2006.

4. The en suite window in the north west elevation shall fitted with obscure glass (and fixed closed) and shall be permanently retained and maintained in this fashion thereafter.

Reason: In the interests of residential amenity in accordance with Policy ST6 of the South Somerset Local Plan (Adopted 2006).
