

Area West Committee – 17th November 2010

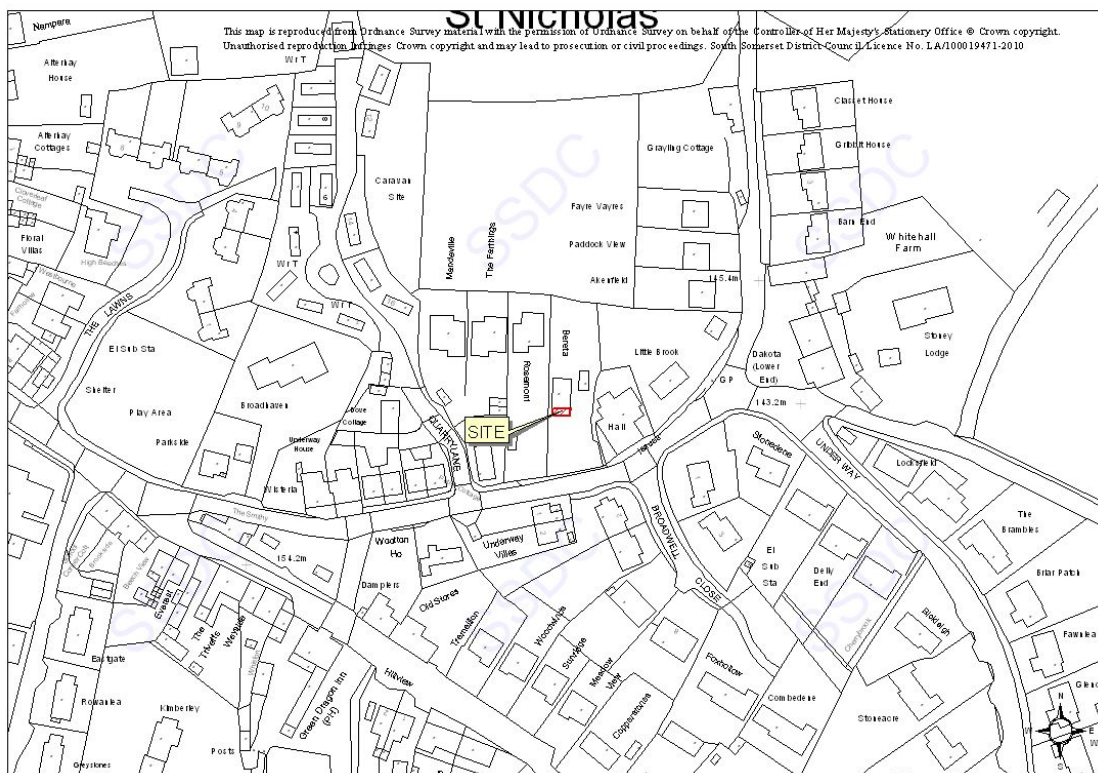
**Officer Report On Planning Application: 10/03753/FUL**

<b>Proposal:</b>	Alterations and the erection of a single storey front extension to dwellinghouse (GR 330359/111309)
<b>Site Address:</b>	Bereta Underway Combe St Nicholas
<b>Parish:</b>	Combe St Nicholas
<b>BLACKDOWN Ward</b>	
<b>Recommending Case Officer:</b>	John Millar Tel: (01935) 462465 Email: john.millar@southsomerset.gov.uk
<b>Target date:</b>	16th November 2010
<b>Applicant:</b>	Mr and Mrs R Roderigo
<b>Agent: (no agent if blank)</b>	Mr David Lowe Blackdown Planning Services Warrens Farm Churchingford Taunton Somerset TA3 7QN
<b>Application Type:</b>	Other Householder - not a Change of Use

**REASON FOR REFERRAL TO COMMITTEE**

The application is before Area West Committee as the applicant is a member of this committee. As such, this application may not be dealt with under delegated powers.

**SITE DESCRIPTION AND PROPOSAL**



The property is a detached dwelling located on the north side of Underway within the defined development area of Combe St Nicholas. It is sited in a generous plot and is approximately 18m from the highway. There is an attractive veranda on the front elevation, which is the full width of the property.

The proposal is made to replace the veranda with a single storey extension to the front elevation of the property. The extension is proposed to protrude forward of the house by just under 3.5m and is to be pebble dashed to match existing materials.

## **HISTORY**

98/02676/FUL: Erection of a conservatory on front elevation - Refused (subsequent appeal dismissed).

## **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

Somerset and Exmoor National Park Joint Structure Plan:  
STR1 - Sustainable Development

South Somerset Local Plan 2006:  
ST5 - General Principles of Development  
ST6 - The Quality of Development

South Somerset Sustainable Community Strategy  
Goal 8: High quality homes, buildings and public spaces where people can live and work in an environmentally friendly and healthy way

## **CONSULTATIONS**

*Parish Council* - No objections.

*SSDC Technical Services* - Surface water disposal via soakaways.

*County Highway Authority* - No observations.

*County Archaeology* - No objections on archaeological grounds.

## **REPRESENTATIONS**

None.

## **CONSIDERATIONS**

This application is made to erect a single storey extension to the front elevation of the property. It is set well back from the highway but will be readily visible from public view. There is a mix of development along Underway, with many properties of varying size, scale, design and materials.

The proposed extension will replace an existing attractive veranda. It will protrude by over 3m forward of the principal elevation of the property and as a result to the topography of the site, which slopes upwards from the road, it will be set on a brick plinth of approximately 600mm in height. The height to eaves will be approximately 3m.

When considering applications for extensions to the front elevation of dwellings, it is important to consider the impact the proposal will have on the character and appearance of the property and of the locality. Often such proposals should be sensitively designed due to prominence in the street scene and should usually respect a common building line.

Saved Local Plan policy ST6 requires the proposal, in terms of density, form, scale, mass, height and proportions, to respect and relate to the character of its surroundings. Similarly, saved policy ST5 states that it should respect the form, character and setting of the locality.

A previous planning application was made in 1998 for the erection of a conservatory on this front elevation, which was refused and a subsequent appeal was dismissed. The reason for refusal was the adverse visual impact of the proposed development, in terms of unsympathetic design and materials in a very prominent location.

This proposal differs in that the conservatory has now been replaced with an extension that would be constructed of materials to match those of the existing dwelling. It is also noted that since the previous application, new houses have been built on land to the west of the property, which reduce its prominence in the street scene. Despite these improvements on the previous scheme, it is still considered that the proposed extension is of a size, scale and design that detracts from the balance and proportions of the façade and would therefore fail to respect and relate to the character and appearance of the property.

As such, the recommendation to members is to refuse planning permission for the proposed works.

### **RECOMMENDATION**

Refuse.

### **FOR THE FOLLOWING REASON:**

1. The proposed single storey front extension, by reason of its size, scale and design fails to respect and relate to the character and appearance of the property. As such it is contrary to policy STR1 of the Somerset and Exmoor National Joint Structure Plan Review and saved policies ST5 and ST6 of the South Somerset Local Plan 2006.
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