

Area West Committee – 20th April 2011

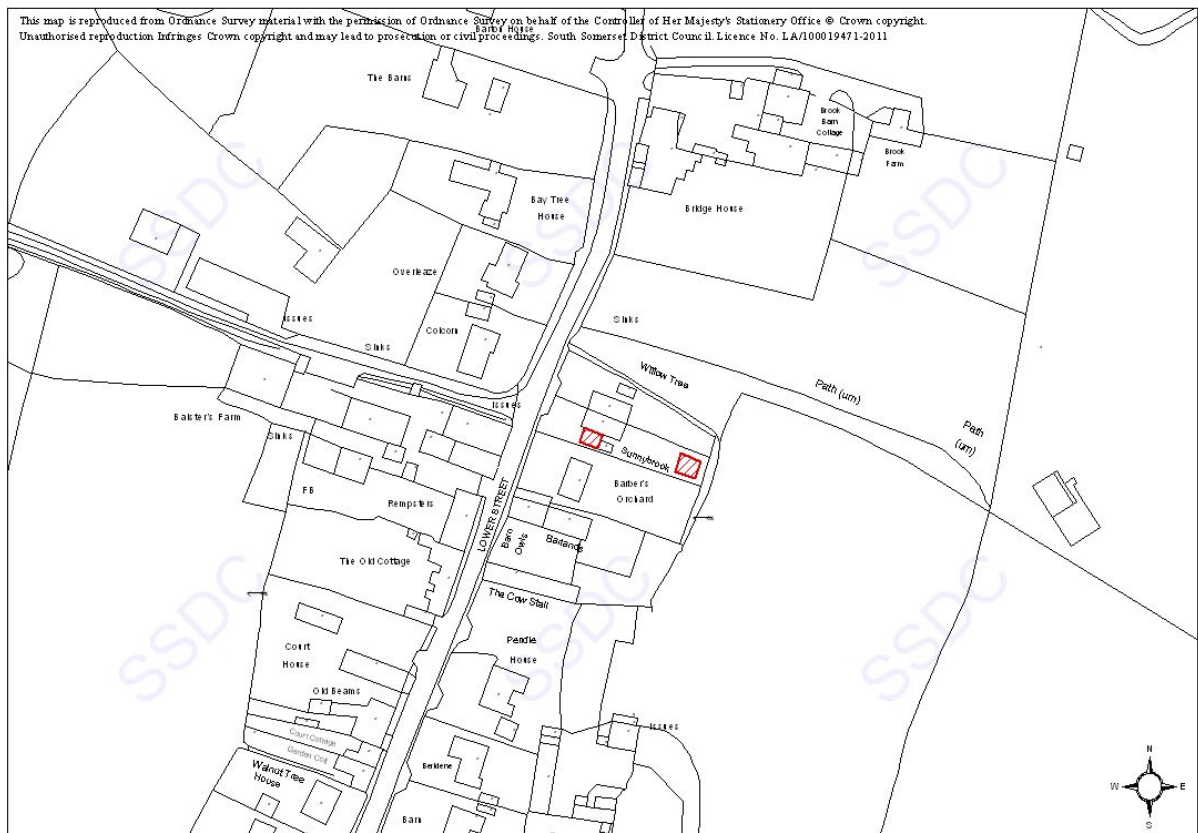
Officer Report on Planning Application: 11/00264/FUL

Proposal :	Alterations, the erection of a two storey extension to dwellinghouse and the erection of a detached garage with games room in roof (GR 346900/113685)
Site Address:	Sunnybrook Lower Street West Chinnock
Parish:	West Chinnock
PARRETT Ward (SSDC Member)	Mr R J T Pallister (Cllr)
Recommending Case Officer:	Linda Hayden Tel: 01935 462534 Email: linda.hayden@southsomerset.gov.uk
Target date :	1st April 2011
Applicant :	Mr M Bennett
Agent: (no agent if blank)	Smith Planning & Design Limited Wayside Fivehead Taunton Somerset TA3 6PQ
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

This application is referred to the Committee at the request of the Ward Member in agreement with the Vice-Chairman because of the comments received from the Landscape Officer.

SITE DESCRIPTION AND PROPOSAL



The application property is a semi-detached dwelling of 1970's construction that sits to the north of the village. It faces the road and is bounded by residential development to both sides and open fields to the rear.

The application proposes the erection of a two storey side extension (to include an access way to the rear at ground floor level) and a detached double garage at the bottom of the garden that includes the provision of a games room within the roofspace.

The property is situated within the development area and conservation area of West Chinnock. The land is also designated as Flood Zone 2 and 3.

HISTORY

831321 - Erection of an extension to dwelling. Approved 1983.

751432 - Erection of a pair of semi-detached houses. Approved 1975.

96657 - Erection of bungalow and double garage and formation of vehicular access. Refused 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 decisions 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 Review 1991-2011:

Policies:-

STR1 - Sustainable Development

STR5 - Development in rural centres and villages

South Somerset Local Plan 2006:

Policies:-

ST2 - Development Areas

ST5 - General Principles of Development

ST6 - The Quality of Development

EH1 - Conservation Areas

EH12 - Areas of High Archaeological potential

Section 72 of the Listed Buildings Act requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area. This requirement extends to all powers under the Planning Acts, not only those that relate directly to historic buildings. The desirability of preserving or enhancing the area should also, in the Secretary of State's view, be a material consideration in the planning authority's handling of development proposals that are outside the conservation area but would affect its setting, or views into or out of the area.

National Guidance

PPS 5: Planning for the Historic Environment.

PPS 25: Development and Flood Risk

South Somerset Sustainable Community Strategy

Goal 7 - Distinctiveness

Goal 8 - Quality Development

CONSULTATIONS

West Chinnock Parish Council:-

No objections.

County Highway Authority:-

No observations.

Landscape Officer:-

The proposed site lies within the Conservation Area of West Chinnock, and broadly conforms to the general pattern of development to the east of both Higher and Lower Street, in that it is a single plot depth, and addresses the main street. Whilst the property is a relatively modern (20th century) building, due to its setting within the Conservation area, the highest standards apply when considering design proposals.

There are three issues that cause concern;

1) The application form states there to be no trees in close proximity, yet on inspection of the site, there is a mature ash on the rear boundary of the adjoining garden, which appears to be circa 7 metres from the garage proposal; clearly within 'falling distance' and potentially having a root protection zone that would encompass the garage's NE corner. As a substantial tree within the Conservation Area, this merits protection, and the application may need to advise how works will avoid adverse impact upon the ash tree.

2) With a few exceptions, the general characteristic of the east side of the Conservation Area appears to be single plots, with no secondary structures to their rear. This proposal not only places a secondary form within the rear of the plot, but one that is large scale. It is notable that the surface area of its southern gable is only 9% less than the corresponding gable of the proposed house extension. Not only is the proposal at variance with the predominant character of the CA, but the scale is disproportionately large.

3) A local footpath lies to the south of the site, which forms part of the Liberty Trail regional recreational path. From this path there are views toward the conservation area, and the Bridge House group of listed buildings with their mature tree surround. The proposed garage will intervene in views toward the Bridge House area, and draw the eye as an incongruously scaled element within the Conservation area. Given the weight one would attach to the Liberty Trail as a visual receptor, and mindful of local plan policy EH1, the proposal before us is too large, and arguably in the wrong place.'

Environment Agency:-

Refer to standing advice.

Development Control Archaeologist at Somerset County Council:-

Advises that there are limited or no archaeological implications to the proposal and they therefore have no objections.

Area Engineer, Technical Services Department:-

No comments.

In response to the comments of the Landscape Officer, the agent has made the following comments:-

1. The proposed garage is outside of the canopy of the tree in question as we do not believe it was necessary to make mention of the tree. My client also states the following: The ash

tree is far enough away for the roots to not be a problem 7m+. I have dug in that corner and the only roots found are from an old willow which died years ago. The roots of an ash grow towards water which is provided in abundance the other side of our next door neighbours garden, an old brook / ditch which is always wet. The tree appears to be leaning towards my neighbours far side of his garden.

2. We do not agree that the scale is disproportionately large, it is subservient to the main dwelling, set in a rear garden where one would normally expect to see subservient buildings such as this. As such we do not think it is harmful to the conservation Area. Furthermore as far as the character of the area is concerned we believe it is diverse with no cohesive elements. With barn conversions extending further than the usual building line as well as the farm and other building and the bungalow behind the Muddled Man pub. There is also the cricket pavilion which has been built quite recently. This is a long way behind the building line. We would be prepared to clad the gable in wood if this would help to further underline the subserviency of the garage. Please also note the garage will be used to house vehicles which would otherwise be parked in the garden.

3. The footpath which is part of the Liberty Trail exits the road next to the Muddled Man pub and crosses the fields at 90 degrees to the road. Yes you could see the garage from the footpath but no more so than all of the houses including our own. See google maps. Saying that the garage would intervene with views towards the Bridge House area is not cogent as you need to look across gardens, and Bridge House is shielded by large well developed trees, and hedgerows.'

REPRESENTATIONS

Four letters of support have been received from local residents, their comments are summarised as follows:-

1. There will be no effect upon neighbours or the surrounding area when the building work is carried out in the same materials as the current house.
2. The planned development seems appropriate and proportional to the current house.
3. Applicants run a small business in West Chinnock on an industrial site. They have made it clear that the proposal is solely a residential development thus contradicting mindless rumours.
4. As a community we should do our best to assist the younger generation and keep them in the village if at all possible.
5. The proposed development is fairly standard and will not have any material effect on the next-door bungalow.

CONSIDERATIONS

It is considered that the main planning issues with regard to this application are:-

1. impact upon the house and the conservation area
2. impact upon neighbouring amenity and;
3. flooding issues

1) Impact upon the house and conservation area

In design terms, the proposals are considered to be acceptable. Whilst the extension to the house includes a large opening at ground floor level to facilitate rear access, it is considered that as the extension is set back from the front elevation of the property this will not be unduly harmful to either the appearance of the property or the street scene in general. The extension is to be constructed in matching materials to the house and the fenestration details replicate those of the existing house.

The garage whilst large is to be situated at the rear of the house and with the existing screening around the site and the presence of existing buildings within the vicinity it is not considered that the building will appear unduly prominent within the area. Whilst the views of

the Landscape Officer are noted, it is felt that the proposed building will be 'read' against the existing built form within the vicinity. There are a number of buildings in the rear of the houses along Lower Street and it is not considered that the proposed garage would appear as an unusual feature at the rear of the properties. The front of the garage will be constructed in matching materials to the existing house with render to the sides and rear. Details of the materials can be restricted via the imposition of a planning condition to ensure that they are appropriate within the context of the conservation area. As advised above, the applicant has agreed that part of the building be clad in timber in order to further ensure that the building appears as an ancillary and rural structure that sits appropriately within the landscape. In the circumstances, whilst fully considering the comments of the Landscape Officer, it is not felt that the garage will result in such a significant adverse impact upon the conservation area as to justify refusal of the application.

With regard to the Ash tree on the neighbouring property, this is on the far side of the neighbouring boundary and aerial photography and scaling from the plans show that the development would not be within the tree's canopy.

The proposed extension and garage are therefore considered to be acceptable in design terms and will preserve the character and appearance of the conservation area.

2) Impact upon neighbouring amenity

In terms of the two storey extension, it is considered that the proposal will not have a significant impact upon neighbouring amenity as the adjoining bungalow has no openings in its side elevation facing the application site. In addition, as both the application house and the adjoining bungalow face west the development is unlikely to result in any significant loss of light or result in undue overshadowing.

With regard to the proposed garage, whilst it is recognised that this is a relatively large building, it is to be located at the rear of the application site at the bottom of the garden. It is not considered that it would result in a significant loss of light or overshadowing due to the orientation of the adjoining properties. As such, it is not considered that the development would result in such a notable loss of amenity as to justify refusal of the application.

3) Flooding issues

The application includes documentation stating that the floor area will be set no lower than existing levels and flood proofing has been incorporated where appropriate. As such, the applicants are considered to have satisfactorily addressed the flooding issues resulting from the proposal. It should be noted that the floor areas proposed are under the permitted development allowances for extensions and outbuildings.

Summary

The proposals are considered to be of a suitable design that respects the design of the existing house and will preserve the character and appearance of the conservation area. It is not considered that the proposal would result in such a loss of amenity to neighbouring properties as to justify refusal of the application.

RECOMMENDATION

Approve.

JUSTIFICATION

The proposal, by reason of its size, scale and materials, preserves the character and appearance of the conservation area and causes no demonstrable harm to residential amenity in accordance with the aims and objectives of policies ST5, ST6 and EH1 of the South Somerset Local Plan 2006 and advice contained within PPS 5 'Planning for the Historic Environment'.

SUBJECT TO THE FOLLOWING:

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 development hereby permitted shall not be commenced until particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the conservation area and to accord with policies ST5, ST6 and EH1 of the South Somerset Local Plan 2006.

3. The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No.'s 11/1136/01, 11/1136/02 and 11/1136/03 received 21 January 2011 and 11/1136/04A received 4 February 2011.

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