

Area West Committee – 17th October 2012

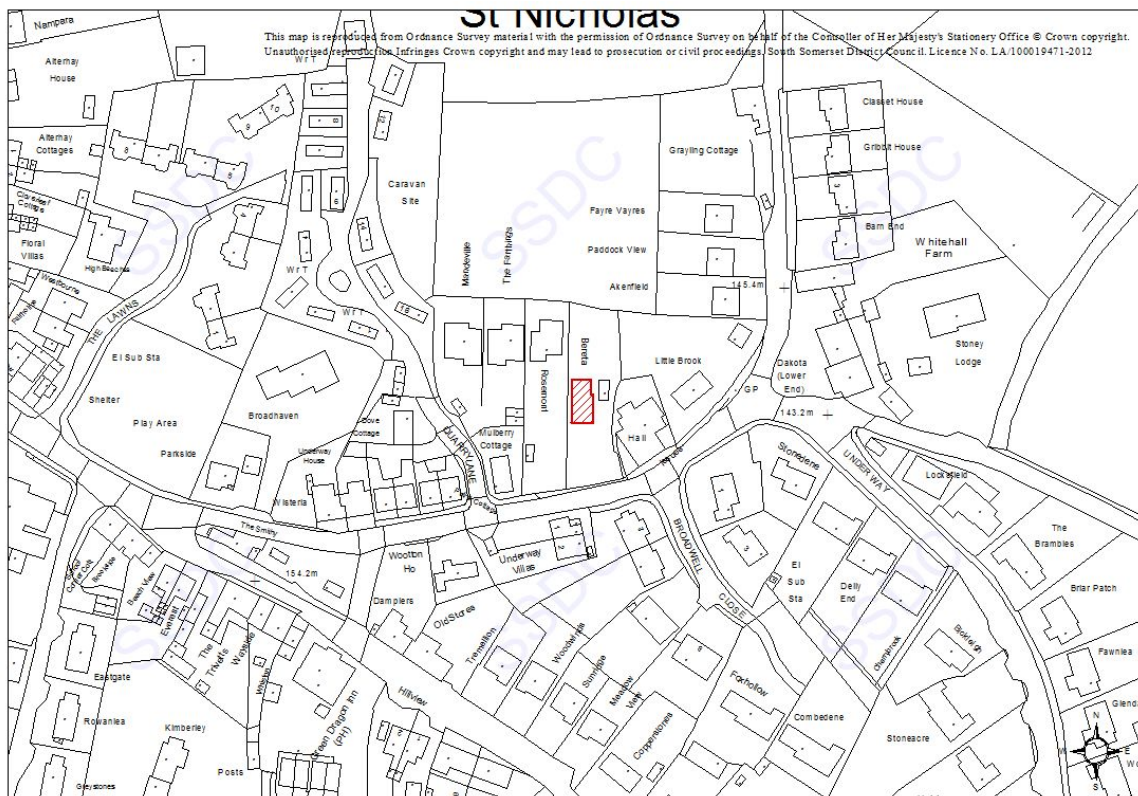
Officer Report On Planning Application: 12/02927/FUL

Proposal:	Alterations and the erection of a two storey rear extension, single storey side extension and veranda. (GR 330359/111309)
Site Address:	Bereta Underway Combe St Nicholas
Parish:	Combe St Nicholas
BLACKDOWN Ward (SSDC Member)	Mrs R Roderigo (Cllr)
Recommending Case Officer:	John Millar Tel: (01935) 462465 Email: john.millar@southsomerset.gov.uk
Target date:	10th October 2012
Applicant:	Mr & Mrs Roderigo
Agent: (no agent if blank)	Andy Paterson Andy Paterson Architects Rugbourne Farm, High Littleton Bristol, BS39 6JS
Application Type:	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. The topography of the site slopes steeply upwards to the north. There is a mix of residential properties around the site, with the village hall located immediately to the east. There is an attractive veranda on the front elevation, which is the full width of the property. Planning permission was granted in 2010 for the replacement of the veranda with a single storey extension to the front elevation of the property.

This proposal is made to erect a two-storey extension to the rear of the dwelling and also renew the existing veranda and provide an associated single storey extension and veranda to the side (east) elevation. The proposal includes the demolition of an existing garage to increase the amount of outdoor amenity space adjacent to the dwelling. The proposed works are to be finished with pantile roofing and pebble dashed walls to match the existing dwelling.

HISTORY

10/03753/FUL: Alterations and the erection of a single storey front extension to dwellinghouse - Permitted with conditions.

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
Policy 49 - Transport Requirements of New Development

Policy-related Material Considerations

National Planning Policy Framework (March 2012):
Core Planning Principles - Paragraph 17
Chapter 6 - Delivering a Wide Choice of High Quality Homes
Chapter 7 - Requiring Good Design

South Somerset Sustainable Community Strategy (2008-2026):
Goal 8 - Quality Development: Sustainably sited and constructed high quality homes, buildings and public spaces where people can live and work in an environmentally friendly and healthy way.
Goal 9 - Homes: A balanced housing market with a range of low carbon affordable homes with the flexibility to meet the changing needs of the population.

CONSULTATIONS

Parish Council: No objections.

SSDC Technical Services: No comment.

County Highway Authority: No observations.

REPRESENTATIONS

The application has been advertised by site notice for the requisite period. No comments have been received.

CONSIDERATIONS

This application is made to erect a two-storey extension protruding approximately 5m from the existing rear elevation of the property and a single store veranda and extension to the side elevation. The property is set well back from the highway but the extensions 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.

In general design terms, the proposed works are considered to be acceptable as they are of a scale, mass, design, and materials that respect and relate to the character and appearance of the property and its surroundings.

The rear extension is close to the neighbouring boundary but the property to the west is set back a greater distance from the highway than Bereta and while being a bungalow, is on higher ground. As a result of this and taking into account the distance between this neighbouring property and the extension, there is considered to be no unacceptable impact caused to the residential amenities of the neighbouring residents by way of overshadowing or overbearing impact. No new openings are proposed at first floor level to the west and the views to the north are such that there will be no direct overlooking of the adjacent property. The new openings to the east look towards the adjacent village hall, with the nearest residential property to the east being at a good distance to avoid any amenity concerns.

The proposal includes the demolition of an existing garage but there are no concerns in relation to highway safety as there is still a large amount of parking space to the side and front of the house, which will serve the needs of the dwelling. The County Highway Authority have raised no objections.

Overall, the proposed development is considered to be acceptable and as such, the recommendation to members is to approve planning permission.

RECOMMENDATION

Approval with conditions

01. The proposal, by reason of its size, scale and materials, respects and relates to the character of the property and its surroundings and causes no unacceptable harm to residential amenity, in accordance with the aims and objectives of policies STR1 and 49 of the Somerset and Exmoor National Joint Structure Plan, saved policies ST5 and ST6 of the South Somerset Local Plan 2006 and the core planning principles of the National Planning Policy Framework.

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 not be carried out otherwise than in complete accordance with the following approved plans: '1:1250 Location Plan, '1207/02/05' and '1207/02/06', received 23rd July 2012 and '1207/02/04A', received 15th August 2012.

Reason: For the avoidance of doubt as to the development authorised and in the interests of proper planning.

03. The particulars of materials to be used for the external surfaces of the development hereby permitted shall match those listed within the application form and design and access statement, received 23rd July 2012.

Reason: In the interests of visual amenity, in accordance with policy STR1 of the Somerset and Exmoor National Joint Structure Plan, saved policies ST5 and ST6 of the South Somerset Local Plan 2006 and the provisions of chapter 7 of the National Planning Policy Framework.

04. 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 west elevation of the extension hereby permitted without the prior express grant of planning permission.

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