

Area West Committee – 19<sup>th</sup> December 2012

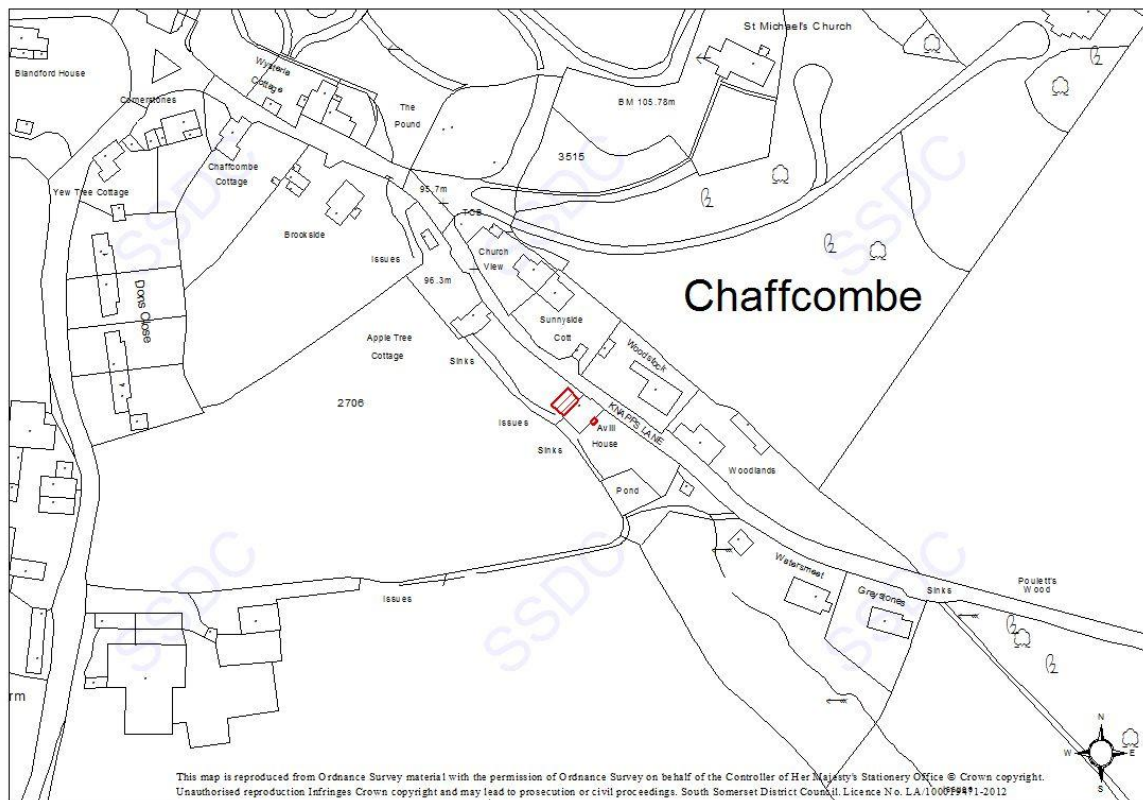
**Officer Report On Planning Application: 12/03794/FUL**

<b>Proposal:</b>	Alterations, erection of two storey rear extension and porch to principal elevation (GR 335344/110075)
<b>Site Address:</b>	Avill House Chaffcombe Chard
<b>Parish:</b>	Chaffcombe
<b>WINDWHISTLE Ward (SSDC Member)</b>	Cllr S Osborne
<b>Recommending Case Officer:</b>	Andrew Gunn Tel: (01935) 462192 Email: andrew.gunn@southsomerset.gov.uk
<b>Target date:</b>	28th November 2012
<b>Applicant:</b>	Mr Adrian Noon & Marie Ainsworth
<b>Agent: (no agent if blank)</b>	Mr Paul Ferdinand The Manor House Newland Sherborne Dorset DT9 3JL
<b>Application Type:</b>	Other Householder - not a Change of Use

**REASON(S) FOR REFERRAL TO COMMITTEE**

The applicant is a Team Leader within the Planning Department at the District Council.

**SITE DESCRIPTION AND PROPOSAL**



Avill House is a two storey dwelling located on the south west side of Knapps Lane, towards the southern edge of Chaffcombe. Residential properties are located to the west, east and north of the property along Knapps Lane. Avill House sits gable end on to Knapps Lane and is located within the Conservation Area. The property sits centrally within a generous rectangular plot, extending approximately 90 metres in length with a width around 15 metres. The property has rendered walls to the rear with a stone frontage and a tiled roof.

The application seeks consent to construct a two storey rear extension on the north west elevation to provide a new kitchen/dining room on the ground floor and new bedroom at first floor level. The rear of the property has previously been extended with a 2 storey extension along with a conservatory.

The conservatory will be demolished as part of the proposal but the previous extension will be retained. The ridgeline of the new extension will be lower than the original roof and will extend over the existing and proposed extensions to form a gable. The external walls will be rendered and tiled to match the existing dwelling. The new extension will measure 6.7 metres x 5 metres.

A porch will be added to the front (south east) elevation, over the front door. This will be rendered with decorative lines incised into the render to reflect the courses of stone at the front of the property. The porch will have a tiled roof and measure 2.7 metres x 1.6 metres.

## **HISTORY**

There is no relevant planning history.

## **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 (adopted April 2000)  
Policy 9 – The Built Historic Environment

South Somerset Local Plan (adopted April 2006)  
ST5- General Principles of Development  
ST6 - Quality of Development  
EH1 – Conservation Areas.

Policy-related Material Considerations  
National Planning Policy Framework  
Chapter 7 – Requiring good design.  
Chapter 12 - Conserving and enhancing the historic environment.

## **CONSULTATIONS**

### **Chaffcombe Parish Council:**

Chaffcombe PC have considered the above application and have no objections to the proposal but would like to make the following comments:

- the flow of traffic must be maintained as the road is single track past the house;
- care must be taken not to upset the flow of the stream to avoid flooding to neighbouring properties.

**Highway Authority:**

No observations.

**Engineer:**

No objection.

**REPRESENTATIONS**

No letters/emails have been received.

**CONSIDERATIONS**

The main planning considerations with regard to this application are the design, impact of the development on the character and appearance of the Conservation Area, and relationship with adjacent properties/occupiers.

In terms of the design of the two storey extension, it is considered that as this will sit down below the ridge height of the original house, will not project along the full width of the rear elevation, is located within a large plot, the extension will be subservient to the existing house. For these reasons, it is considered that the design is acceptable.

Moreover, it is considered that the rendered finish for both the extension and porch along with a tiled roof, reflects a commonly used material in the village and, along with the replacement of existing poor quality upvc windows, it is considered that the proposals will preserve the character and appearance of the Conservation Area.

In terms of the relationship with adjacent properties, due to the distance from those neighbouring properties and size of the development plot, it is not considered that the proposal will result in any harmful overlooking or loss of privacy. There have been no objections from any neighbouring property. On this issue, the proposal is acceptable.

The existing vehicular access will remain and continue to serve the dwelling. The proposed porch will not interfere with the existing access/parking arrangements.

In terms of the points raised by the Parish Council, there is sufficient space at the front of the property to enable any construction/contractors vehicles to park off road thus avoiding any disruption to road users along Knapps Lane. In terms of the stream that runs along the south western boundary, again, there should be no reason why the stream should be affected during the construction works. A note however will be placed on any consent to inform the applicant of the Parish Council's concerns.

**SECTION 106 PLANNING OBLIGATION/UNILATERAL UNDERTAKING**

No planning obligations are sought as part of this application.

**RECOMMENDATION**

Grant Consent.

01. The proposed two storey rear extension and porch to the front elevation, by reason of their design, scale and materials will preserve the character and

appearance of the Conservation Area and will not cause any harmful overlooking or loss of privacy to neighbouring occupiers, in accordance with Policy ST5, ST6 and EH1 of the South Somerset Local Plan and chapters 7 and 12 of the NPPF.

**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 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 protect the character and appearance of the Conservation Area in accordance with Policy EH1 of the South Somerset Local Plan.

03. The development hereby approved shall be carried out in accordance with the following approved plans: Plan no:248 -01A and 248 02C.

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

**Informatives:**

01. The applicant's attention is drawn to the comments of the Parish Council in respect of ensuring that during construction the flow of traffic along Knapps Lane is maintained and that care is taken to ensure that the flow of the stream is not affected.
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