

Area West Committee – 17th July 2012

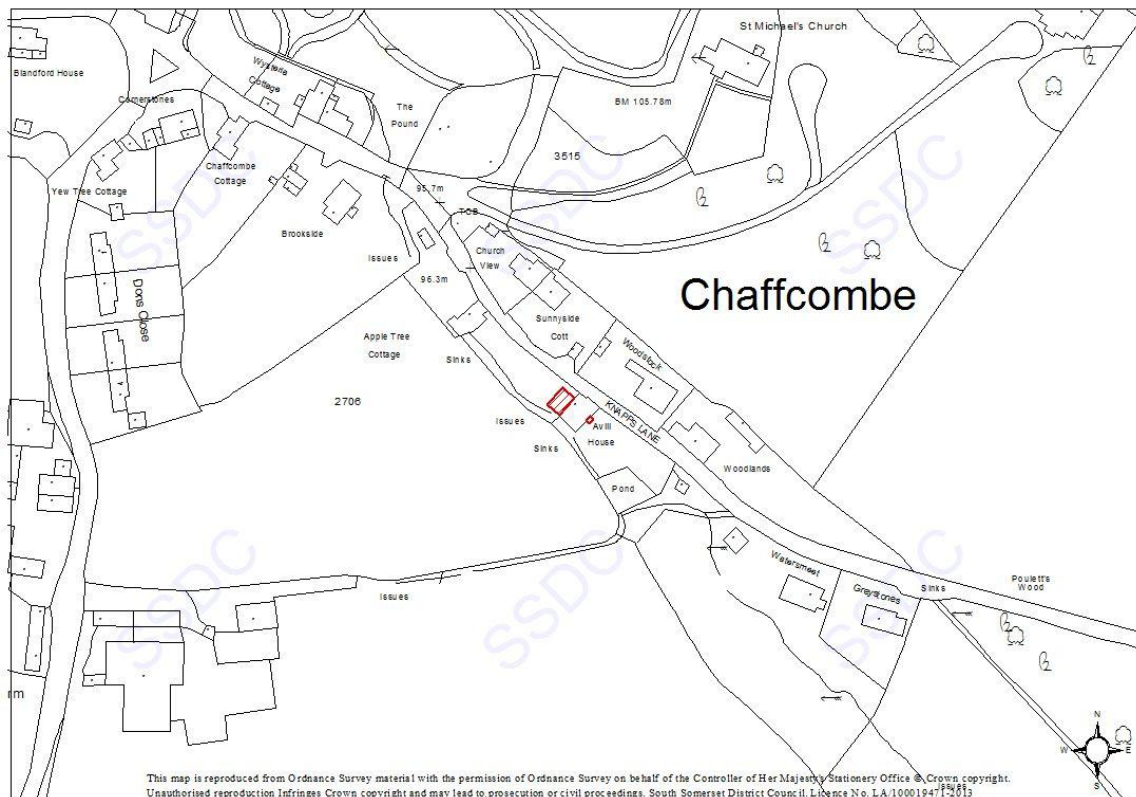
Officer Report On Planning Application: 13/02327/FUL

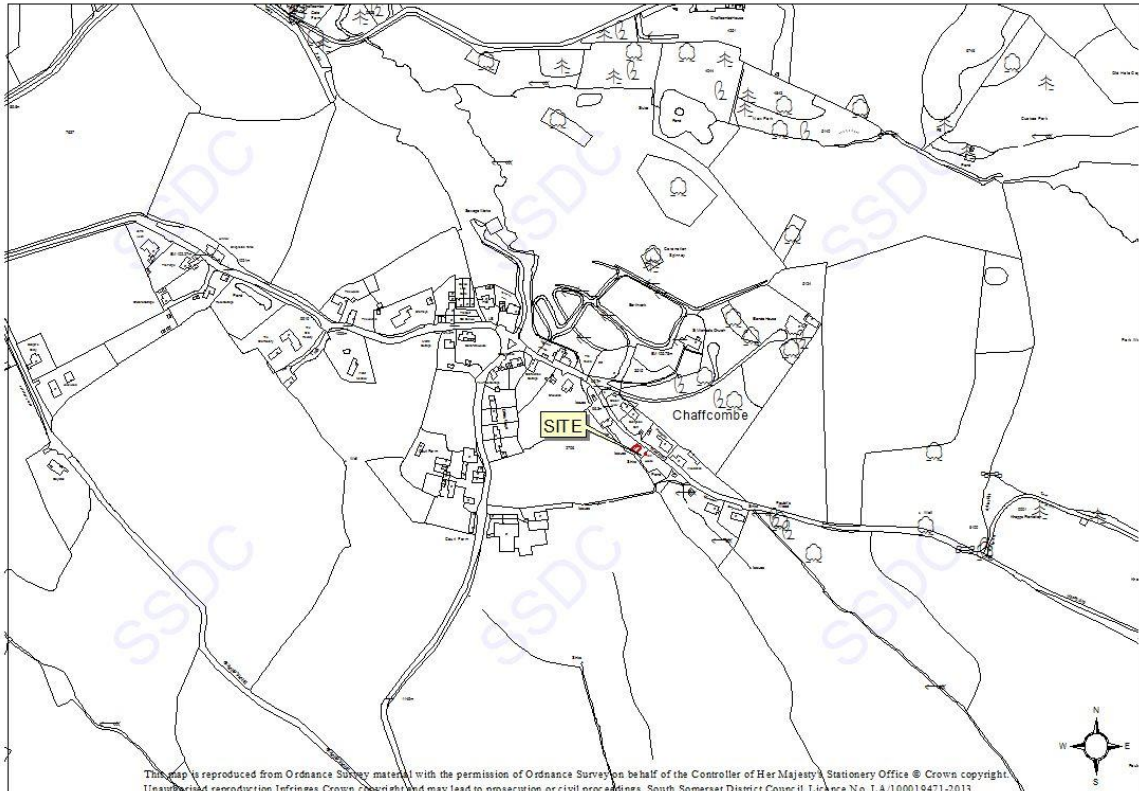
Proposal:	Alterations, erection of a two storey rear extension and erection of a porch on principal elevation (Revised Application). (GR 335344/110075)
Site Address:	Avill House Knapps Lane Chaffcombe
Parish:	Chaffcombe
WINDWHISTLE Ward (SSDC Member)	Cllr S Osborne
Recommending Case Officer:	Louisa Brown Tel: (01935) 462344 Email: louisa.brown@southsomerset.gov.uk
Target date:	2nd August 2013
Applicant:	Mr A Noon
Agent: (no agent if blank)	
Application Type:	Other Householder - not a Change of Use

REASON(S) FOR REFERRAL TO COMMITTEE

The applicant is an employee 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 90metres in length with a width around 15 metres. The property has rendered walls to the rear with a stone frontage and a tiled roof.

Recent planning permission was given for a similar proposal, this application seeks to revise the previous 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 have a depth of 5.5 metres and width of 6.7 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

12/03794/FUL: Alterations, erection of a two storey rear extension and porch to principal elevation - approved 24/12/12.

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:

Government Guidance:

National Planning Policy Framework

Chapter 7: Requiring Good Design

Chapter 12: Conserving and enhancing the historic environment

South Somerset Local Plan (Adopted April 2006):

Saved Policy ST3 - Development Area

Saved Policy ST5 - General Principles of Development

Saved Policy ST6 - The Quality of Development

Saved policy EH1 - Conservation Area

CONSULTATIONS

Chaffcombe Parish Council:

Consultation period for the parish council ends 8 July, no comments received at time of writing this report, any comments will be verbally updated. On the previous application there was no objection to the proposal subject to comments made in regard to flow of traffic to be maintained and flow of the stream to be kept to ensure there is no flooding.

Highways:

No comments received at time of writing report, verbal update will be given. (No objection to previous scheme).

Area Engineer:

Surface water disposal via soakaways.

REPRESENTATIONS

Seven neighbours were notified and a site notice displayed and advert placed in the local press. No comments have been received at the time of writing this report. The consultation period for the site notice ends on the 18 July.

CONSIDERATIONS

Consent already exists for a generous rear extension to this property, approved in December 2012. Within that approval consideration was given to the overall design, impact of the development on the character and appearance of the Conservation Area, and relationship with adjacent properties/occupiers. The application was approved for the following justification:

"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."

No objections have been received to this revised proposal, although the overall

consultation date ends on the 18 July 2013, any comments received will be verbally updated. This report will deal with the changes made from the last application to this one and assess if the change to the rear extension not results in demonstrable harm.

In regard to previous comments made by the Parish Council on the 2012 application, the comments made by the previous officer still remain valid:

"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."

Residential Amenity:

There were no concerns with this previously. It is considered that due to the distance from neighbouring properties and the size of the development plot there will be no harmful overlooking or loss of privacy, and as such no adverse impact on the residential amenity.

Visual Amenity and Conservation Area:

The extension will be finished in materials as previously approved, that being a rendered finish for both the extension and porch along with a tiled roof, this reflects a commonly used material in the village and, along with the replacement of existing poor quality upvc windows, it is considered that the proposal will preserve the character and appearance of the Conservation Area by reason of materials.

In regard to the overall design this proposal sees the northeast elevation cat slide roof on the rear extension removed and the overall roof height raised and the depth of the extension will be increased from 5 metres to 5.5 metres. It could be argued that the previous approval was generous in scale in relation to the main dwelling; however the cat slide roof helped to break up the mass.

The previous assessment of the site accepted that a large extension would not adversely impact on the visual amenity or the Conservation Area. Accordingly the main planning material consideration of this application relates to the fall back position of the approved scheme should this revised application be refused. The question is whether or not the proposed changes to make the extension larger would tip the balance and result in the development causing demonstrable harm.

It is considered on balance; given what the fall back position is, that it would be unreasonable to warrant a refusal for the slight increase in scale of the rear extension.

RECOMMENDATION

Approve with conditions subject to no objections being received within 24 hours of this Area West Committee Meeting (dated 17 July 2012). In line with the end of the consultation period that expires on the 18 July 2012.

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 be carried out in accordance with the following approved plans:

Drawing no. 01 revision A Location and block plan received 7 June 2012

Drawing no. 02 revision E received 7 June 2012

Drawing no. 03 received 7 June 2012

Drawing no. 04 received 7 June 2012

Drawing no. 05 received 7 June 2012

Drawing no. 06 received 7 June 2012

Drawing no. 07 received 7 June 2012

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

03. 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.

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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