

Area West Committee – 22<sup>nd</sup> January 2014

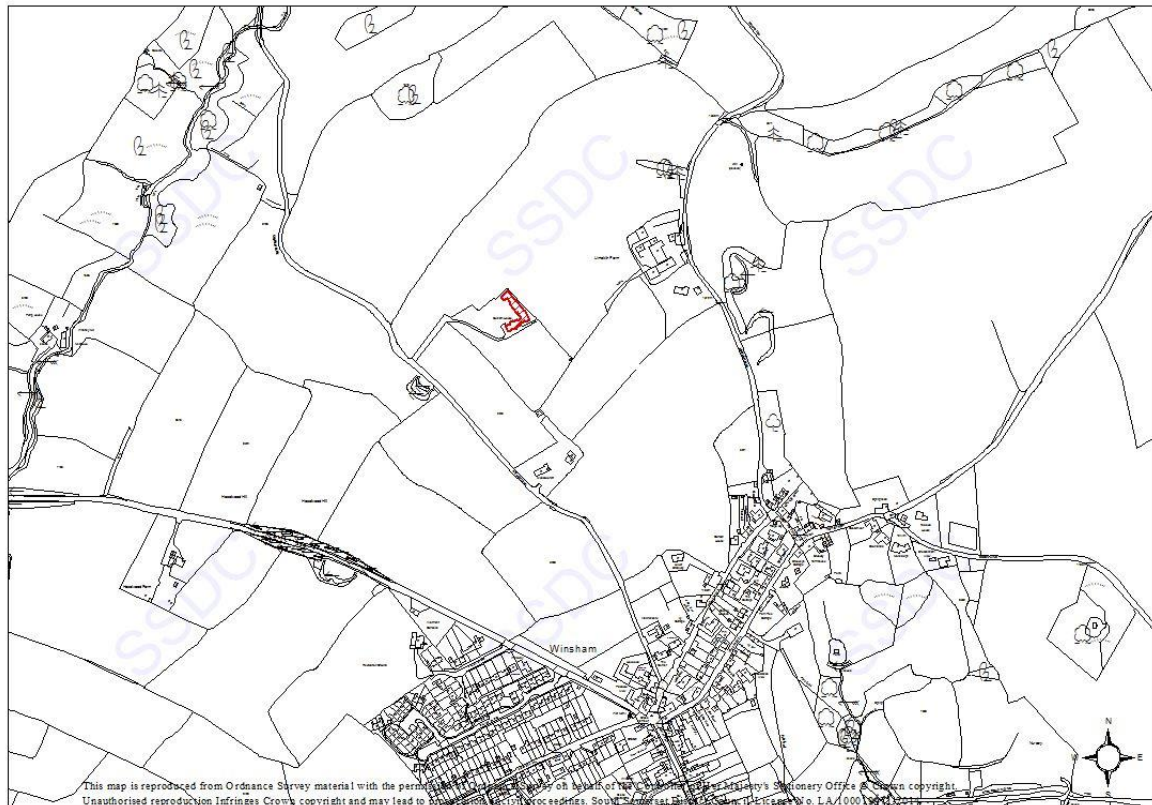
**Officer Report on Planning Application: 13/04923/FUL**

<b>Proposal:</b>	Alterations, erection of two storey side extension, single storey outbuildings and link extension. (GR 337272/106869)
<b>Site Address:</b>	Colham House Colham Lane Winsham
<b>Parish:</b>	Winsham
<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>	29th January 2014
<b>Applicant:</b>	Mr Cleal
<b>Agent: (no agent if blank)</b>	Mr John Anderson Park Parlour Park Lane Donyatt Somerset TA19 0RN
<b>Application Type:</b>	Other Householder - not a Change of Use

**REASON FOR REFERRAL TO COMMITTEE**

This application has been referred to Area West Committee as the applicant is related to a member of the Council's Development Management staff.

**SITE DESCRIPTION**





Colham House is located on the eastern side of Colham Lane, approximately 500 metres to the north of the centre of Winsham. The house sits in a fairly central location in large grounds bordering fields on all sides. The nearest residential properties are Limekiln Farm to the east and Meadowcroft to the south, both around 180 metres from Colham House. The house is a two storey detached rendered dwelling with a tiled roof. Vehicular access to the site is gained from Colham Lane with an access track leading to the front of the house and detached garage. The property is bounded by hedgerows with a number of trees within and on the boundary of the property.

## PROPOSAL

This application seeks consent for alterations, the erection of a two storey side extension, single storey outbuildings and a link extension. The proposal will involve the removal of the detached garage, the conservatory and single storey extension. The new proposals will result in the retention of a 4 bedroomed dwelling, along with provision of a log store, car port, double garage, garden store and workshop. The new buildings will run from the north west side of the house, extending in a linear, north west direction. The buildings will be single storey and will have a rendered finish with tiled roofs. The log store will be constructed using cedar boarding for the walls with a tiled roof.

The log store, car port, double garage, store and workshop buildings will extend to a length of 28 metres from the north west end of the extended part of the dwelling. The highest part of the outbuildings will be 5.9 metres. The proposals will involve changes to the design of the doors and windows with a new front entrance to the house on the north west elevation. A new access drive will be created to the north side of the house i.e. towards the new house frontage. The current drive to the south of the house will be removed and laid to lawn.

**HISTORY**

10/04590/FUL - Erection of extension to garage to form games room - approved 2011.

02/03473/FUL - Erection of a conservatory - approved 2003.

871644 - Erection of a double garage - approved 1987.

**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

South Somerset Local Plan (Adopted April 2006)

ST5 - General Principles of Development

ST6 - Quality of development

National Planning Policy Framework

Core Planning Principles

Chapter 7 - Requiring good design

**CONSULTATIONS****Winsham PC**

Recommend Approval.

**Highway Authority**

Standing advice applies regarding parking provision.

**Environmental Health**

No objection.

**REPRESENTATIONS**

No representations have been received.

**CONSIDERATIONS****Design**

In terms of the alterations and extensions to the house, it is considered that they will result in an improved appearance to the dwelling. The current dwelling has been subject to a number of alterations and extensions since its original construction with a resultant unattractive appearance. Many of those unattractive features, including a flat roofed balcony and conservatory will be removed as part of the new design for the house. The proposals will retain its rendered appearance along with a tiled roof. The property sits within a large garden and it is considered that the design of the house will respect its setting.

In terms of the range of new buildings, these are required to meet the various storage and parking requirements of the property. The proposals incorporate a number of different buildings that are joined together to form one overall block of built development. Whilst the proposals are not small in scale, the new buildings are well related to the house, have a simple rectangular form along with variations in height to provide greater visual interest. Given these design features, a good coverage of trees providing screening, the removal of a large detached garage, and the large plot within which the buildings will be set, it is considered that the design and scale of the buildings are acceptable.

In addition to the above, given the large garden, a significant number of buildings could be erected in the garden under permitted development rights. Whilst this option was considered for this proposal, it was concluded that given the 4 metre height restriction under permitted development rights for outbuildings, a better design and visual appearance could be achieved as per the submitted proposals.

It is also worth noting that the proposed car port and small part of the double garage will occupy the proposed site for a games room that has consent but has not been constructed.

### **Residential amenity**

In terms of residential amenity, there is a significant distance to the 2 nearest neighbouring dwellings. Moreover, the development will only be used for private and domestic purposes and not for any business use. A condition will be attached to any consent to control the future use. On this basis, it is not considered that the proposed development will harm any residential amenity.

### **Highways/parking**

The existing vehicular access will be used and the proposals will provide ample parking spaces. Changes will be made to the current internal access drive to serve the new garaging/car ports. The proposals are acceptable on parking and highway safety grounds.

## **SECTION 106 PLANNING OBLIGATION**

Not applicable to this application.

## **RECOMMENDATION**

Grant Consent

01. The proposed development by reason of its design, scale, layout and materials respects the character and appearance of the area, would not cause any harm to residential amenity and will provide a safe means of access along with providing sufficient off road parking. The proposed development is therefore in accordance with Policies ST5 and ST6 of the South Somerset Local Plan and to the core planning principles and Chapter 7 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 approved shall be carried out in accordance with the following approved plans:  
Proposed Elevations, Proposed Plans and Elevations, and Block Plan (Proposed and Existing), all received on the 4th December 2013.

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 amenities of the area to accord with saved Policy ST5 and ST6 of the South Somerset Local Plan.

04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) the development hereby permitted shall not be used other than for the domestic and private needs of the occupier and not for any business use.

Reason: To protect the amenities of the area to accord with Policy ST5 and ST6 of the South Somerset Local Plan.

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