

Area West Committee – 19th February 2014

Officer Report on Planning Application: 13/00875/FUL

Proposal:	Erection of two storey extension to dwellinghouse (GR 334020/107112)
Site Address:	1 Mill Lane Forton Chard
Parish:	Tatworth And Forton
TATWORTH AND FORTON Ward (SSDC Member)	Cllr A Turpin
Recommending Case Officer:	Diana Watts Tel: (01935) 462483 Email: diana.watts@southsomerset.gov.uk
Target date:	3rd February 2014
Applicant:	Mr Michael Farthing
Agent: (no agent if blank)	
Application Type:	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

The application is before the Committee at the request of the Ward Member, with the agreement of the Area Chair, in order to allow the form and scale of the extension to be fully debated.

SITE DESCRIPTION AND PROPOSAL





The site lies outside any defined Development Area to the east of Forton village in a rural setting close to Breach Copse woodland and adjacent to a stream. 1 Mill Lane is an end of terrace cottage set behind a chalet bungalow. Access is gained via Mill Lane and off road parking is provided in the front garden.

This application seeks to add a two storey extension to the front of the cottage, to provide an office on the ground floor and a 4th bedroom above with an en-suite bathroom. Materials to match the existing cottage would be used i.e. double roman tiles, white upvc windows and white pebble dashed walls.

HISTORY

02/00963/FUL - Two storey extension approved.

Pre-application negotiations and advice sought Dec 2011, Feb 2012 and Aug 2012 with the officer expressing concerns about the scale, mass etc. and that an application would be likely to be refused.

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.

South Somerset Local Plan (Adopted April 2006)
 ST3 - Development Area
 ST6 - Quality of Development
 ST5 - General Principles for Development
 Policy related material considerations

CONSULTATIONS

Tatworth and Forton Parish Council - recommended approval.

County Highway Authority - no observations.

REPRESENTATIONS

A site notice was posted (General Interest) and neighbouring properties have been notified. 1 letter of support has been received:

- we have no problems with the proposal, the plans look great

CONSIDERATIONS

Principle

There is no objection in principle to an extension.

History and visual impact

The cottage originally had two bedrooms and very modest proportions similar to the adjoining cottage. In 2002, a two storey extension was added on the end of the property providing a third bedroom and bathroom on the first floor and additional rooms on the ground floor, including a single storey front extension and a modest two storey wing to the rear. These additions sit comfortably with the existing cottage and the adjoining row of cottages in that they continue the elongated form of the terrace and provide a discreet extension to the front in the form a cat slide and a subordinate extension to the rear.

The cottage is clearly seen across the stream from the south-east, on approaching the cottages via Mill Lane from the south-west and through the trees from the main road to the south. It is an attractive traditional cottage in a rural semi-wooded setting.

The applicant sought pre-application advice about adding a further two storey extension and modified the proposal following advice from the planning officer. However, as the scale of the proposal was not reduced sufficiently, the officer remained unconvinced that such an application would prove successful as it would be too bulky and would detract from the character of the cottage.

It is considered that the proposed extension would appear very imposing in relation to the simple modest character and appearance of the existing cottage and the terrace of cottages as a whole. The resulting two storey extension would project forward of the front wall of the main building by 5.4m, which would be more than the depth of the original cottage (4.9m). The side wall would be flush with the existing end wall creating an extensive south-east end elevation, completely out of scale and keeping with the existing cottage and the rest of the terrace. This would be clearly seen across the stream.

An extension needs to appear subservient to a building like this in order to safeguard its character. It is acknowledged that the ridge of the extension would be set down from the main ridge but this is insufficient to reduce the overall impact of the extension. Its scale would be further accentuated by the proximity of the extension to the boundaries of the

front garden and the resulting reduced garden space, making it look cramped.

An extension of this scale, projecting forwards of a terrace of cottages with only small porch extensions to the front, would appear out of place and at odds with the line of the terrace.

Residential Amenity

There is an existing first floor bedroom facing south at the front of the property and this serves a bedroom. It looks towards the rear of the chalet bungalow, Wayfarers. The proposed scheme would remove this but would bring a round first floor window serving bedroom 4 considerably closer to the rear of Wayfarers (approx. 8m from the boundary). There are outbuildings and a leylandii hedge to help provide privacy for the occupants of Wayfarers, and the window could be said to look less intrusive than the dormer. It would also be quite low for a first floor window, just 3.6m above ground level, which is lower than the existing dormer facing this way. It is considered that this issue is finely balanced but as the neighbours are in support of the scheme, a refusal on the grounds of loss of privacy is not felt to be justified in this instance.

Accuracy of plans

The site plan is misleading with the red line relating only to the existing front extension and not the proposed. The existing plans do not show the existing dormer to the front of bedroom.

Flooding

The site is very close to the stream in flood zone 3 but positioned well above the stream. The Environment Agency has been consulted but no comments have been received to date.

RECOMMENDATION

Refuse Permission.

SUBJECT TO THE FOLLOWING:

01. Due to its scale, form and siting, the proposed extension would appear out of scale and out of keeping with the existing cottage, and would detract from its character and the adjoining row of cottages and their rural surroundings. This would be contrary to policy ST6 (Quality of Development) of the South Somerset Local Plan (Adopted April 2006).

Informatives:

01. In accordance with paragraphs 186 and 187 of the NPPF the council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions. The council works with applicants/agents in a positive and proactive manner by:
 - offering a pre-application advice service, and
 - as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions

The Local Planning Authority undertook pre-application negotiations and positively engaged with the applicant to minimise the reasons for refusal.

However, no satisfactory solution could be achieved and the applicant was advised of his right to appeal.
