

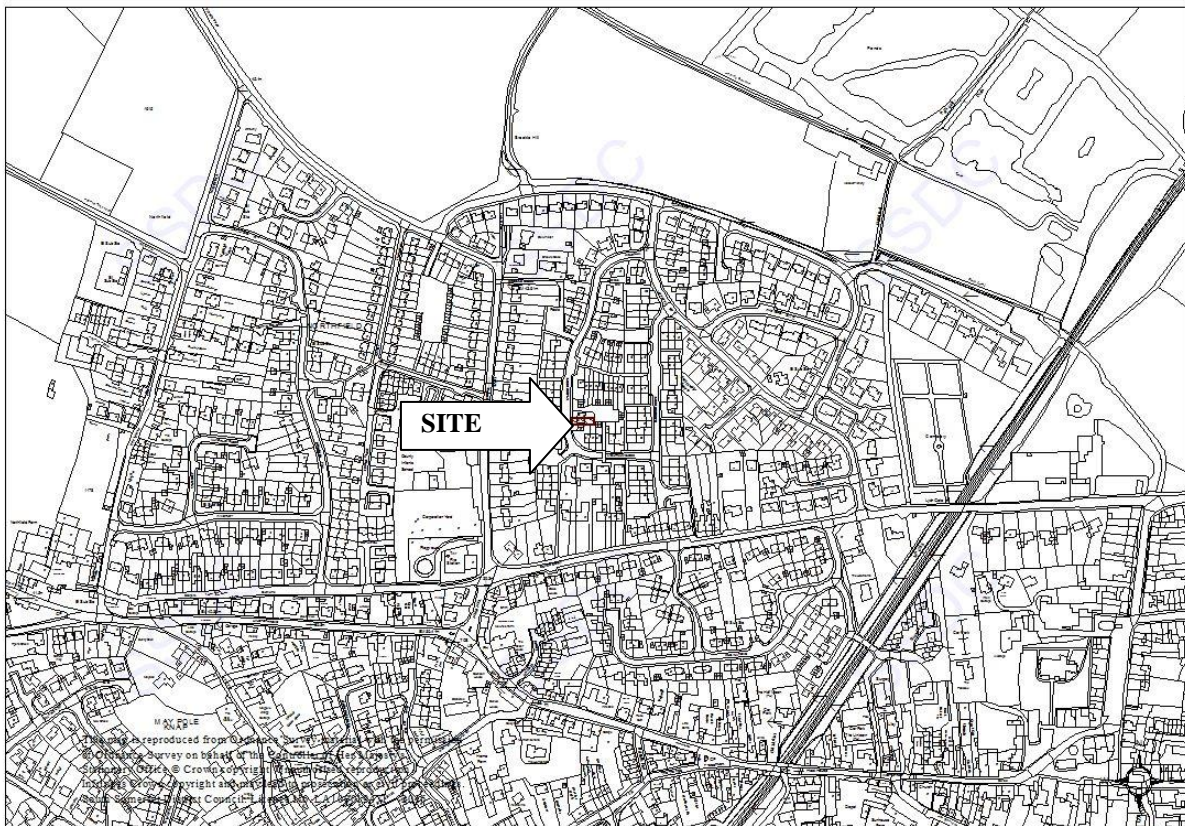
Officer Report On Planning Application: 16/01315/FUL

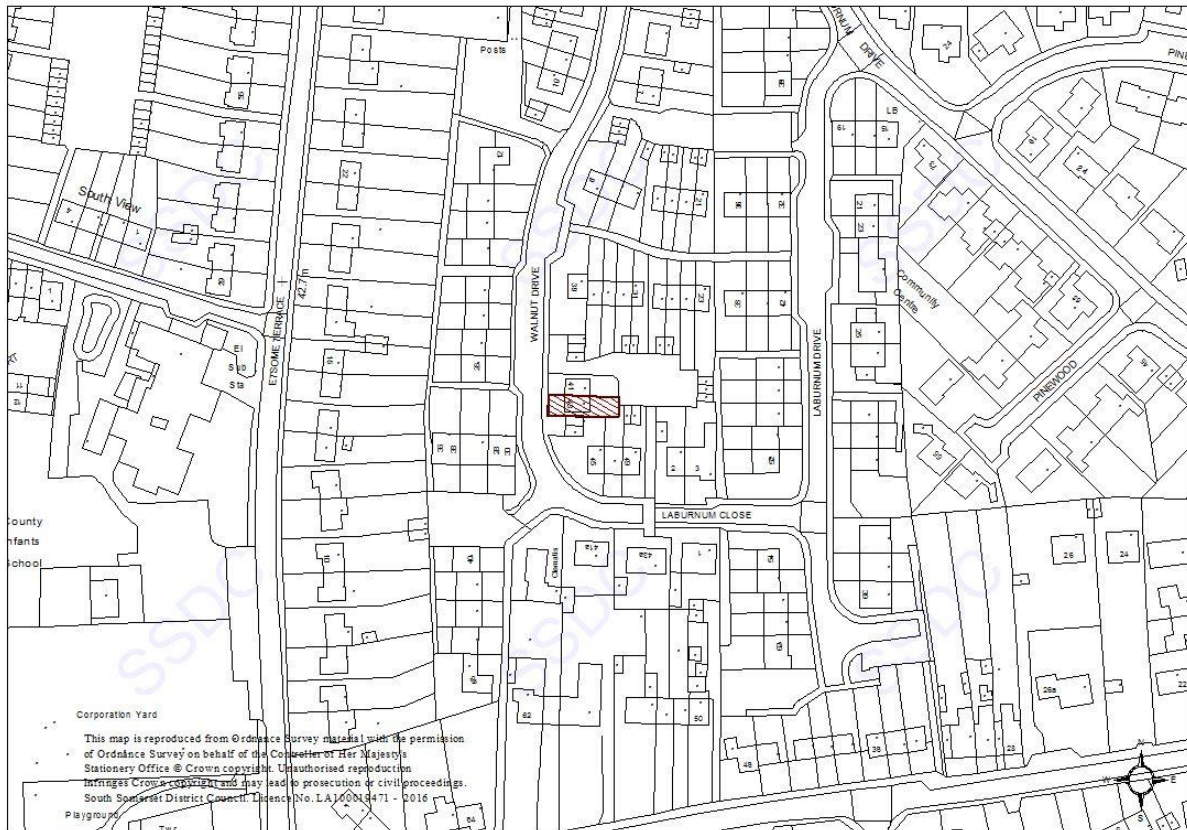
Proposal :	Installation of external wall insulation and change of external finishes.
Site Address:	43 Walnut Drive, Somerton, Somerset.
Parish:	Somerton
WESSEX Ward (SSDC Members)	Cllr Stephen Page Cllr Dean Ruddle
Recommending Case Officer:	Stephen Baimbridge Tel: 01935 462321 Email:stephen.baimbridge@southsomerset.gov.uk
Target date :	11th May 2016
Applicant :	Mr Matthew Lewis
Agent: (no agent if blank)	
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

This application was referred to the Area North Committee at the request of a Ward Member and in agreement with the Area Chair.

SITE DESCRIPTION AND PROPOSAL





The site is located at the southern end and on the east side of Walnut Drive.

The property is a semi-detached, two-storey dwelling constructed of reconstructed stone-faced cavity walls, and a tiled roof.

This application seeks permission for the installation of external insulation with the associated change of external finishes to a painted render.

HISTORY

None relevant.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF states that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that the adopted development plan comprises the policies of the South Somerset Local Plan 2006 2028 (adopted March 2015).

Policies of the South Somerset Local Plan (2006-2028)

Policy SD1: Sustainable Development

Policy SS1: Settlement Strategy

Policy EQ2: General Development

Policy TA5: Transport Impact of New Development

National Planning Policy Framework

Chapter 7: Requiring Good Design

CONSULTATIONS

Somerton Town Council - The application was not supported unanimously by the committee, raising the following concerns:

- The render finish is not in keeping with the street scene and will extend the property by 4 inches which will create a finish that is not flush with the adjoining property.
- The colour chosen for the render will not be in keeping with the street scene.
- There are other viable solutions other than render that are not intrusive and will not affect the street scene.

County Highway Authority - No observations

Highways Consultant - No highways issues - no objection.

REPRESENTATIONS

A site notice was displayed opposite the application property, and the three properties with adjoining boundaries were written to.

5 letters of objection were received between three neighbours, raising the following concerns:

- Strong objection until the objector becomes aware of what the application entails
- Objections were raised to the overbearing nature of the proposal, design and appearance, and noise and disturbance while the works are being undertaken. There is a simpler solution, the application of a waterproof sealant.
- Every property within 100 metres should have been notified
- There was also a request to acknowledge the letters sent.
- A detrimental precedent would be set

CONSIDERATIONS

Principle of Development

Further to the energy efficiency improvements of the insulation, the scheme forms a solution by Yarlington to address the present issue of water damage to the property and the resultant detrimental impacts on the living conditions of the tenant. Safeguarding the functionality of this affordable housing, and improving energy efficiency are favourable principles from a planning standpoint.

Any harm identified should be weighed against the benefits.

Visual Amenity

The proposed insulation is proposed for all three elevations of the semi-detached property. As it is only one of the two attached properties that are having the external insulation applied,

there would be a visible step at the end of the insulation - where the two properties meet. The step would be approximately 95mm thick. A cap would be used so that the side of the step could be finished in a colour to match the rest of the painted render.

Concern has been expressed that the painted finish of the render would be blue. However photographs have been submitted by the agent showing the proposed 'storm' colour once applied to a property, and it finishes a dark grey which would appear to be a sympathetic to the colour of the reconstituted stone on the property and those surrounding it.

It is not considered that the external insulation with coloured render finish would result in demonstrable harm to visual amenity. The proposal is considered to be in accordance with policy EQ2.

Residential Amenity

The additional bulk of the insulation is not considered to be overbearing. There will be no alterations to windows and doors that would result in loss of privacy or overlooking. The proposal will not result in demonstrable harm and is considered to comply with policy EQ2.

Highways

The proposal will not prejudice highways safety and is in accordance with policy TA5.

Other Matters

The Town Council and objectors raised that there are other solutions to address the porous reconstructed stone. Yarlinton considered a number of proposals before settling on the present proposal on the basis of its longevity and financial viability. Regardless, the application should be considered as it has been submitted.

Any temporary noise and/or disturbance of the proposed operational development is not considered to outweigh the benefits of the development.

It is not considered that a dangerous precedent would be set by allowing this application. The application was considered on the specific circumstances of the site and property. Any other application would be considered on their merits, weighing any harm against the benefits, and in line with the Local Plan policies.

The objector seeking details of the application later emailed to confirm that they had seen the application in detail. In relation to their lack of acknowledgement, they will have been acknowledged in line with the Council's standard procedures, in due course. They were also provided information regarding the Council's policy on notification of planning applications.

Conclusion

The proposal is not considered to result in demonstrable harm to amenities or highways safety, and is compliant with policies SD1, SS1, EQ2, and TA5 of the South Somerset Local Plan, and the provisions of the NPPF.

RECOMMENDATION

Permission be granted subject to conditions.

01. The proposed installation of external insulation and coloured render is of an appropriate design, detailing, and size that would have no demonstrably adverse impact on visual or residential amenity or highway safety. As such the proposal complies with policies SD1, SS1, EQ2, and TA5 of the South Somerset Local Plan, and the provisions 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 (except where directed otherwise by the conditions below):

Drawing number: 2016-1615-12, received 16 March 2016

Party Wall Detail 1 of 2 (Profile), received 03 May 2016

Design and Access Statement, 16 March 2016

Reason: In the interests of proper planning and for the avoidance of doubt.

03. The returns created by the insulation step at the party wall line shall be finished with Epsicoat Mineral Render Plus colour 'Storm'.

Reason: In the interests of visual amenity, in accordance with policy EQ2 of the South Somerset Local Plan (2006-2028).

04. The colour of the rendered finish shall be Epsicoat Mineral Render Plus colour 'Storm'.

Reason: For the avoidance of doubt, and in the interests of visual amenity, in accordance with policy EQ2 of the South Somerset Local Plan (2006-2028).
