

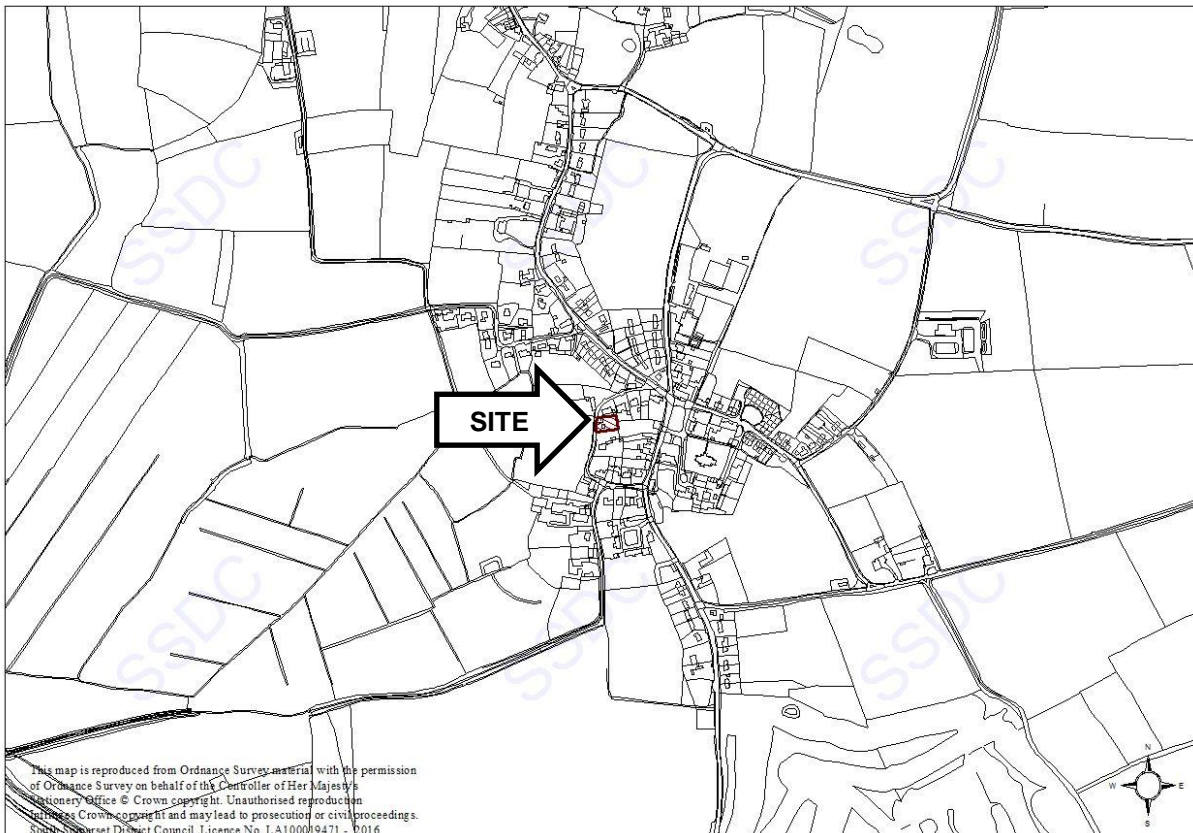
Officer Report On Planning Application: 16/02405/FUL

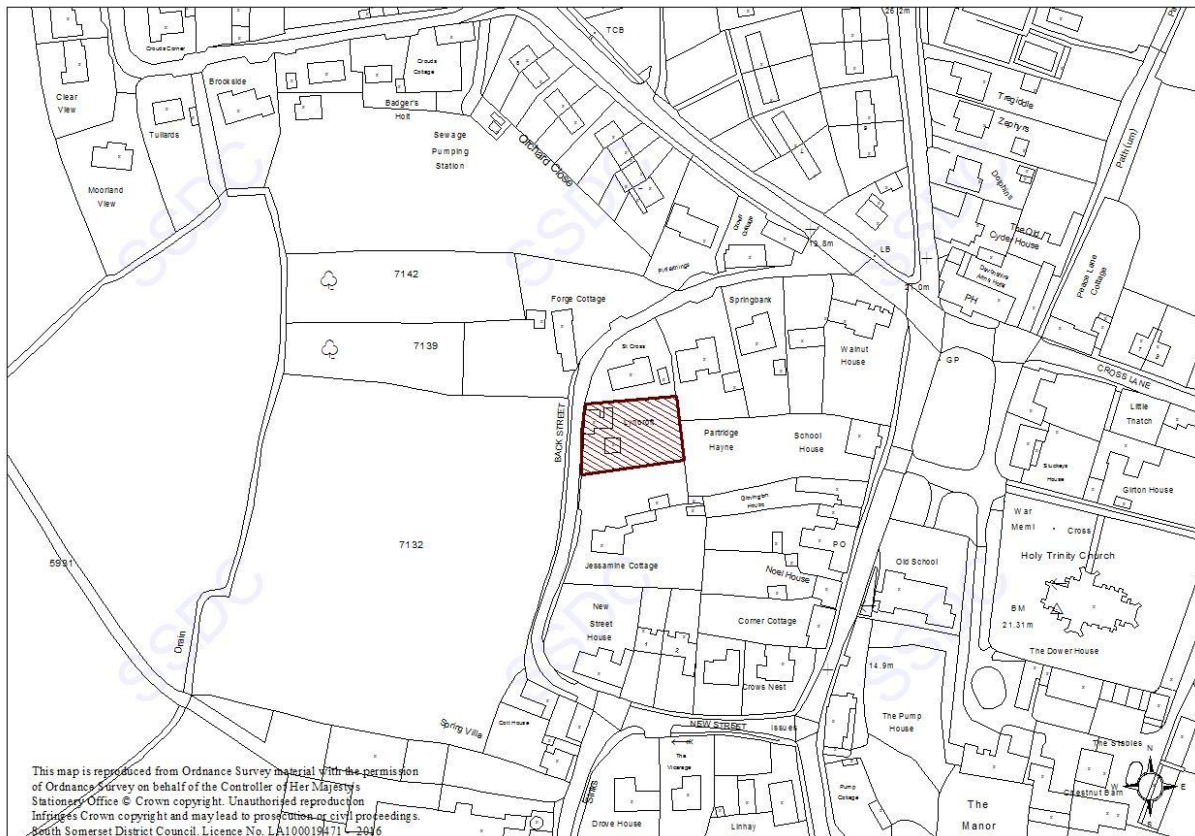
Proposal :	Proposed two storey side extension, erection of front porch, replacement roof and internal alterations.
Site Address:	Lyncroft, Back Street , Long Sutton.
Parish:	Long Sutton
TURN HILL Ward (SSDC Member)	Cllr Shane Pledger
Recommending Case Officer:	Emma Meecham Tel: 01935 462159 Email: emma.meecham@southsomerset.gov.uk
Target date :	1st August 2016
Applicant :	Mr & Mrs Davies
Agent: (no agent if blank)	Mr Richard Rowntree, Lake View, Charlton Estate, Shepton Mallet BA4 5QE
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

At the request of the Chair this application is brought to Committee to allow the application to be discussed fully.

SITE DESCRIPTION AND PROPOSAL





The application property is a detached two storey cottage in Long Sutton. It is constructed of natural and reconstituted stone. The property is located within a conservation area and benefits from a good sized parking area. To the west of the property is open countryside.

This application seeks permission for the erection of a two storey side extension with glazing to the west elevation, the erection of a porch to the west elevation, a replacement roof with dormer window and internal alterations to the property. The proposed extension would be constructed of natural stone walls, double Roman tiles, white uPVC windows and a hardwood front door.

RELEVANT HISTORY

None relevant.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and the NPPF indicate that applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

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

Policy EQ2 - General Development

Policy EQ3 - Historic Environment

Policy SS1 - Settlement Strategy

Policy SD1 - Sustainable Development

Policy TA5 - Transport Impact of New Development

Policy TA6 - Parking Standards

National Planning Policy Framework
Chapter 7 - Requiring Good Design
Chapter 12 - Conserving and enhancing the historic environment

National Planning Practice Guidance:
- Conserving and enhancing the Historic Environment

CONSULTATIONS

Long Sutton Parish Council - Long Sutton Parish Council has no objection to the above application.

Highways Authority - Standing Advice applies with reference to visibility and parking provision.

Highways Consultant - No highways issues - no objection.

Somerset Archaeology - As far as we are aware there are limited or no archaeological implications to this proposal and we therefore have no objections on archaeological grounds

SSDC Conservation Officer - Being in a conservation area, Section 72 of the Act applies. This requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area.

Applicants for consent that affects a heritage asset must be able to justify their proposals. The NPPF says that the LPA should require an applicant to describe the significance of any heritage asset affected including any contribution made to their setting. This should be sufficient to understand the potential impact of the proposal on its significance. As a minimum the Heritage Environment Record should have been consulted and the building assessed using appropriate expertise where necessary. When considering the impact of development, great weight should be given to the asset's conservation. Any harm or loss should require clear and convincing justification from the applicant. Any harm should be judged against the public benefit, including securing the optimum viable use. (The optimum use is the one that causes the least harm to the significance of the asset).

The proposal is for a side extension, porch and rear dormer. The application had no supporting information or assessment to justify the proposal. You will be aware of the Council's guidance in the Residential Extension booklet

The house is typical in that it faces onto the road and is flat fronted. To the south side is an open area which is not of great importance being a car park with modern garage to rear. To this end I have no objections to the principal of an extension of this size or massing. My issues are with the fenestration: Whilst the house is quite simple and in the vernacular, the large opening to the front is quite out of character with the vernacular of the conservation area. This is a house, not a barn. The external chimney is also an issue. Whilst there are some rare examples of historic external chimneys they are largely a modern addition or are built by house builders who use a common design across the country. The overall effect is that the extension becomes dominant to the main house, rather than subservient.

The porch is quite long and leans too in style. Generally houses are flat fronted with porches being subservient features, often gable ended, sometimes simple pent roof features. This large

lean to enclosed porch would be out of character and proportion with the front elevation.

You will be aware that I have prepared a very simple sketch with the opening reduced in height, and internalised the chimney, the flue can be accommodated within the depth of the wall, so will not be expressed internally. There is a small setback between the buildings, to make the building subservient, and an enclosed gabled front porch. The effect here is more of a carriageway door into a secondary building beside the house, with a room over, and will allow the views over the farmland to the east to be fully appreciated from the new lounge. The overall size and accommodation is unchanged. The architect/agent was quite positive, but it seems that his clients wish to take their original proposal forward for determination.

Whilst flat roofed dormers are not appropriate, the extension will largely obscure this and I would be prepared to compromise on this, as I feel the fenestration to the front is critical.

The proposal by reason of its fenestration and external detailing, and larger lean to porch fails to preserve or enhance the character of the conservation area. It is contrary to our policies relating to good design and heritage assets.

REPRESENTATIONS

None.

CONSIDERATIONS

Principle of Development

The alteration of existing properties is usually acceptable in principle subject to the proposed development being in accordance with the relevant policies of the Development Plan. The Highway authority has advised that their Standing Advice with regard to parking applies to this application; as such the main considerations will be the impact on the visual and residential amenity of the area, the impact to the Historic Environment and Highway Safety.

Visual amenity and Historic Environment

When assessing an application for an extension to a dwelling it is preferable for the extension to be subservient to the existing dwelling. The extension proposed in this application is not subservient to the existing dwelling in as much as it is flush with the front and rear elevations and is of the same ridge height. The property is located close to the edge of the highway and as such any alterations to the front elevation will be very visible. The design and size of the proposed porch are not considered to be appropriate for the dwelling, as confirmed by the Conservation Officer's comments. A smaller, simpler design could be accommodated in this setting; however, the applicant has chosen not to enter into negotiation regarding the design. The same is to be said for the large amount of glazing proposed for the front elevation. This amount of glazing is considered to be out of keeping with the street scene. The Conservation Officer also considers that this element is out of keeping with the vernacular to the extent that he considers that it is harmful to the Conservation Area, again some alterations to the design could have been made to achieve a proposal that would have been acceptable, both in terms of the visual amenity and the preservation of the conservation area. The proposed extension also includes an external chimney, these are not common place in this part of Long Sutton and it is therefore considered that it would be out of keeping with the vernacular and the Conservation Officer considers that the introduction of an external chimney would be harmful to the conservation area. The proposed flat roof dormer to the rear of the building is quite large and although not ideal it is considered that little of the dormer would be visible in the street scene and as such in this context there is no substantial harm to either visual amenity or the

conservation area.

Any considered harm to the Conservation Area should be given great weight when assessing an application, and should it be considered that a proposal would cause harm that harm must be outweighed by the public benefit, as set out in paragraph 134 of the NPPF. Public benefit can include securing the optimum viable use of the property and that the optimum use is one that causes the least harm. The Conservation Officer provided the applicant's agent with an alternative sketched proposal which was considered to not harm the conservation area yet achieved a very similar overall size of accommodation for the applicant. The applicant chose to not negotiate with regards to the design of the extension. For the above reasons it is considered that due to the design and location the proposal is contrary to policies EQ2 and EQ3 of the South Somerset Local Plan.

Residential amenity

The neighbouring property is approximately 30 metres to the south of the proposed extension. Due to the location, orientation and design it is not considered that the proposed development would cause any overbearing, loss of privacy or loss of light to any neighbouring properties. It is therefore considered that there will be no harm caused to residential amenity in accordance with policy EQ2 of the South Somerset Local Plan.

Highway Safety

The Highway authority has advised that their Standing Advice applies to this application. The SSDC Highway Consultant considers that there are no highways issues arising from this proposal. The property benefits from off road parking for at least 3 vehicles and as such it is complies with the SPS optimum parking levels for a property of this size in this location. It is therefore considered that there will be no harm to Highway Safety caused by this application; therefore the proposal is in accordance with policy TA6 of the South Somerset Local Plan.

RECOMMENDATION

Refuse

FOR THE FOLLOWING REASON:

01. The proposal by reason of its fenestration and external detailing, and larger lean to porch fails to preserve or enhance the character of the conservation area. Contrary to policies EQ2 and EQ3 of the South Somerset Local Plan relating to good design and heritage assets and Chapter 12 of the National Planning Policy Framework (2012).

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

In this case, the applicant/agent did not take the opportunity to enter into pre-application discussions and there were no minor or obvious solutions to overcome the significant concerns caused by the proposals.
