

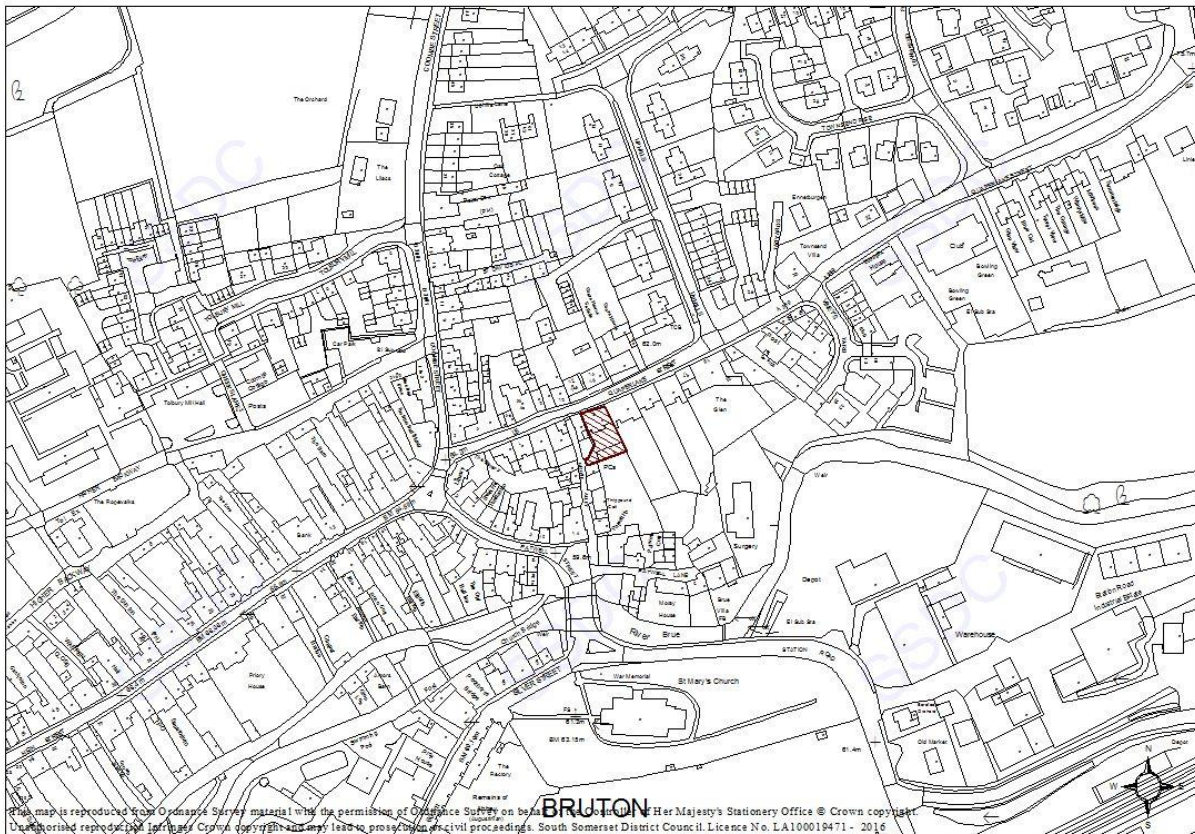
Officer Report On Planning Application: 16/02374/FUL

Proposal :	Refurbishment of free-standing outbuilding to create an annex to house (guest bedroom and living space) (revised application)
Site Address:	9 Quaperlake Street Bruton BA10 0HF
Parish:	Bruton
BRUTON Ward (SSDC Member)	Cllr Anna M Groskop
Recommending Case Officer:	Sam Fox Tel: 01935 462039 Email: sam.fox@southsomerset.gov.uk
Target date :	5th August 2016
Applicant :	Ms Natalie Jones
Agent: (no agent if blank)	
Application Type :	Other Householder - not a Change of Use

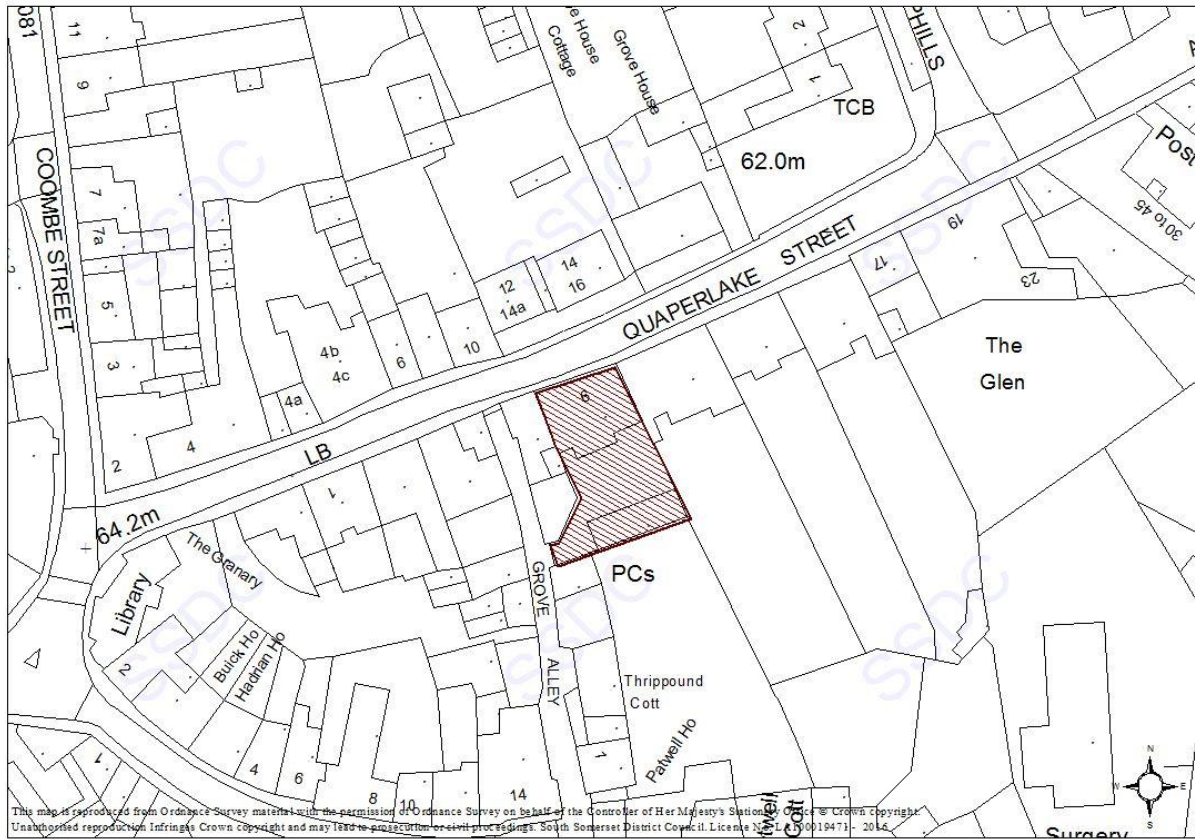
REASON FOR REFERRAL TO COMMITTEE (UPDATE)

This application was presented to Area East Committee at their September meeting last month where it was resolved to defer the application subject to clarification of the proposed roofing material. The applicant has now revised the application to alter the roofing material from tin to natural slate. Amendments to the original officer's report have been made as necessary.

SITE DESCRIPTION AND PROPOSAL



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The site is located on the south side of Quaperlake Street, within the both the development and conservation areas.

The property is a terraced, two-storey Grade II listed building constructed of stone painted cream with dark blue painted timber windows under a clay tile roof. The surrounding properties are two storey terraced varying in age and design, most also being Grade II listed. The property has been converted to a mixed residential/shop/café with the ground floor front of the building being given over to the shop and café and the ground floor rear and upper floors being given over to residential.

This application seeks permission for the refurbishment of a free-standing outbuilding to create an annexe to house guest bedroom and living space (revised application).

HISTORY

Most relevant:

16/01688/FUL - Refurbishment of free-standing outbuilding to create annexe to house (guest bedroom and living space). Application withdrawn.

16/01689/LBC - Refurbishment of free-standing outbuilding to create annexe to house (guest bedroom and living space). Application withdrawn.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF indicate it is a matter of law that applications are 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 is the South Somerset Local Plan (2006-2028).
On this basis the following policies are considered relevant:-

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

SD1 - Sustainable Development

SS1 - Settlement Strategy

Policy EQ2 - General Development

Policy EQ3 - Historic Environment

National Planning Policy Framework

7 - Requiring good design

12 - Conserving the historic environment

CONSULTATIONS

Parish Town Council - No comments received to date regarding amended materials.

Previous comments - Bruton Town Council has considered the above application for Ms. Natalie Jones of 9 Quaperlake Street, Bruton BA10 0HF and wish to recommend that this application be approved with a condition that the roofing materials be changed to be more in keeping with the surrounding roof scape. Council is unhappy with the current proposals for metal sheeting panels.

County Highway Authority - Standing advice applies, parking for 3 vehicles

SSDC Highway Officer - No significant highways issues provided the outbuilding is used as an annex ancillary to the main residence and that sufficient on-site car parking is provided in line with SPS optimum standards.

Conservation Officer - No comments received to date regarding amended materials

Previous comments - Thank you for consulting me. I have reviewed this revised proposal carefully, and note the comments put forward by local residents.

The three rooflights on the north roof slope are still very large. They scale off at about 1.6m in length, which seems excessive for such a small room, particularly as there is a window in the west elevation as well. I suggest the three are reduced to two, and both are much smaller conservation type units.

I have no objection to the treatment of the rest of the building. I am content with the proposed use of profiled metal. I consider this to be an appropriate roof covering for a modest outbuilding such as this. No details of the actual product have been submitted. Such details would be useful at this stage, particularly as the suitability of this product has been raised as a concern by local residents. I suggest the use of a traditional small 's' profile, based on the profile of historic wriggly tin. The colour could be re-considered. A grey finish may be preferable as it will be less stark than black.

Following the above comments the applicant provided amended drawings reducing the size and number of rooflights to 2 and changing the colour from black to grey in line with his advice. The conservation officer was then satisfied with the proposal.

REPRESENTATIONS

No letters of objection have been received regarding the amended materials at the time of

writing.

Previous comments

Seven letters of representation have been received raising the following objections:

Parking

- Little parking on site and surrounding roads already busy.
- Building vehicles accessing site will add to parking problems.

Roof

- Roof materials should be slate or tile in keeping with surrounding buildings.
- Roof materials not in keeping within conservation area.
- Rain would create more noise on metal roof.
- Raised ridge height would be highly visible from Grove Alley.
- Height increase unnecessary and oppressive.
- Loss of western sunlight due to height increase.
- Marginal reduction in sunlight reaching us and increased periods of shadow at certain times of year due to height increase.
- Rooflights will reduce our privacy by overlooking. Could be obscured and non-opening.
- Overlooking/reduced privacy from new window in western gable. Could be obscured and non-opening.
- Window directly overlooking will also cause light pollution in an otherwise dark garden.

General

- Will be attached to our wall, will compromise structural soundness.
- Discrepancies in wall heights as not marked on drawings.
- Contrary to the Design and Access statement the proposal will be visible from Grove Alley.
- Possible B&B use would increase parking problem

CONSIDERATIONS

Description

The proposal is for the conversion of an existing outbuilding into additional living accommodation. The building lies in the south east corner of the curtilage of the property and it is proposed to raise the roof of half the building to provide bedroom space.

Visual amenity

The proposal is considered to be of an appropriate size, scale design and detailing with materials stated as being to match the existing property. The conservation officer has been consulted on the proposal and following receipt of amended drawings to reduce the number of rooflights to 2 and reduce their size along with changing the colour of the metal roof from black to grey supported the scheme. He has not made any comments on the change in roofing material from tin to natural slate, however, the use of natural slate is considered to be acceptable given its presence in the wider conservation area. On this basis it is not considered that it would harm the character of the Grade II listed property or have a detrimental impact on the visual amenity of the conservation area.

Residential amenity

It is not considered that the window layout and general bulk of the proposal is such that it would give rise to undue overlooking / loss of privacy or an overbearing relationship with neighbouring properties. Therefore the proposal would not harm local residential amenity.

Highway comments

Prior to 2014 the main dwelling had 5 bedrooms and following the applicants extension and refurbishment scheme this was reduced to 4. This proposal brings the total number back to 5. The existing arrangement does not meet the current requirement and given the properties situation within the town with designated road parking on Quaperlake Street and close to a public car park it is not considered the proposal will raise any significant additional highways issues in terms of parking.

Town Council comments

No comments have been received from the Town Council regarding the revised materials at the time of writing this report. Their only previous concern was that of the roofing material and they offered to support the application if any approval was conditioned that the roof materials be changed to be more in keeping with the surrounding roof scape. The applicant has now revised the materials to natural slate, a material present on surrounding properties and considered to be acceptable.

Neighbour comments

The comments of the neighbours have been noted.

Parking

Whilst there is no increase in parking for the site to accommodate the additional bedroom, the proposal will provide the same number of bedrooms as that which existed prior to 2014. It is not unusual within the town centre to have little if any parking available. It is not considered that the proposal will raise any significant additional issues in terms of parking. Whilst there may be a slight increase in traffic during the course of building work, this would only be temporary and would be relevant to many properties within the town with similar parking issues.

Roof

The previous issues regarding the use of metal on the roof have been addressed by the applicant and the materials have been changed to natural slate, as used on the conversion permitted to the rear of the site to which similarities were drawn. Given its use on surrounding properties this is considered to be acceptable. The impact of noise from rain is no longer considered to be an issue given the change in materials. Given the very restricted views from Grove Alley, it is not considered that the proposed increase in height will have a significant impact. The applicant has stated the need to increase the height to provide a usable area within the roof space. When measuring at 1.8m high, the floor area this would provide is only 2.1m wide. It is not considered that the proposed height increase will cause any significant loss of light given the properties orientation. Likewise, any marginal shadowing at certain times of year would be in a small area of garden away from the main dwelling. The rooflights have been reduced in both size and number and will sit approximately 1.7m above the internal floor. The applicant has stated that they will be frosted/opaque and restricted opening to assist privacy. It is not considered that these will cause any significant harm to privacy given their position within the roof space. Likewise, the window in the western gable will serve the new stairwell into the roof space and is relatively small in size. Whilst it may provide some views into the end of the adjoining neighbours garden at No. 7 it will not face directly into their property and is not considered to cause any significant harm in terms of overlooking. Whilst the neighbouring property to the rear, south, has raised objections due to the oppressiveness and loss of view given the increased height and overlooking from the western gable window, given the orientation of the property and the distance, approximately 50m, it is not considered that the proposal will cause any harm in terms of overshadowing, overbearing or overlooking.

General

The issue raised regarding the boundary wall is a civil matter and any structural issues will be dealt with through building control. The issue over the discrepancies in height due to lack of heights on drawings, the drawings are drawn to scale and at any time these heights can be

confirmed on request. The visibility of the proposal from Grove Alley has been acknowledged, however, this will be minimal and is not considered to be unacceptable. The issue regarding potential B&B and its impact on parking, this has been addressed by the applicant in terms of potential customers being guided to the use of existing public car parks within the town.

Conclusion

It is not considered that the proposal will cause any significant harm in terms of visual and residential amenity nor is it considered to cause any significant harm to the setting of the listed building or the wider surrounding conservation area. The proposal is considered acceptable in terms of its impact on highway safety. Accordingly the proposal is considered to comply with policies EQ2 and EQ3.

RECOMMENDATION

Permission be granted subject to the following conditions:-

01. The proposal, by reason of its size, scale and materials, respects the character of the area, and causes no demonstrable harm to residential amenity. It also preserves the character and appearance of the Conservation Area and setting of the Listed Building in accordance with the aims and objectives of policies EQ2 and EQ3 of the South Somerset Local Plan (2006-2028).

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. No work shall be carried out on site to any external roofs unless particulars of the materials to be used, including a sample, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the significance of the heritage asset, in accordance with the provisions of chapter 12 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

03. No work shall be carried out to fit the roof lights unless details of the units have been submitted to and agreed in writing by the Local Planning Authority. Unless otherwise agreed in writing, the roof lights shall be top hung and flush with the roof covering. Such approved details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the significance of the heritage asset, in accordance with the provisions of chapter 12 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

04. No work shall be carried out to fit any doors, windows, boarding or other external opening unless details of the design, materials and external finish of these elements have been submitted to and approved in writing by the Local Planning Authority. This will include detailed drawings including sections of at least 1:5. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the significance of the heritage asset, in accordance with the provisions of chapter 12 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

05. No work shall be carried out on site unless particulars of the materials (including the provision of a sample panel) to be used for external walls have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the significance of the heritage asset, in accordance with the provisions of chapter 12 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

06. No work shall be carried out to fit any new WCs, Bathrooms, Kitchens or Utility rooms unless details of all new services to such rooms, including details of routes of foul water and any ventilation or extraction have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: To safeguard the significance of the heritage asset, in accordance with the provisions of chapter 12 of the National Planning Policy Framework and policy EQ3 of the South Somerset Local Plan (2006-2028).

07. The development hereby permitted shall be carried out in accordance with the following approved plans: Details and drawings received on 31 May 2016, details received on 09 June 2016, amended drawings received by email on 02 September 2016 and details received by email from the applicant on 05 September 2016.

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