

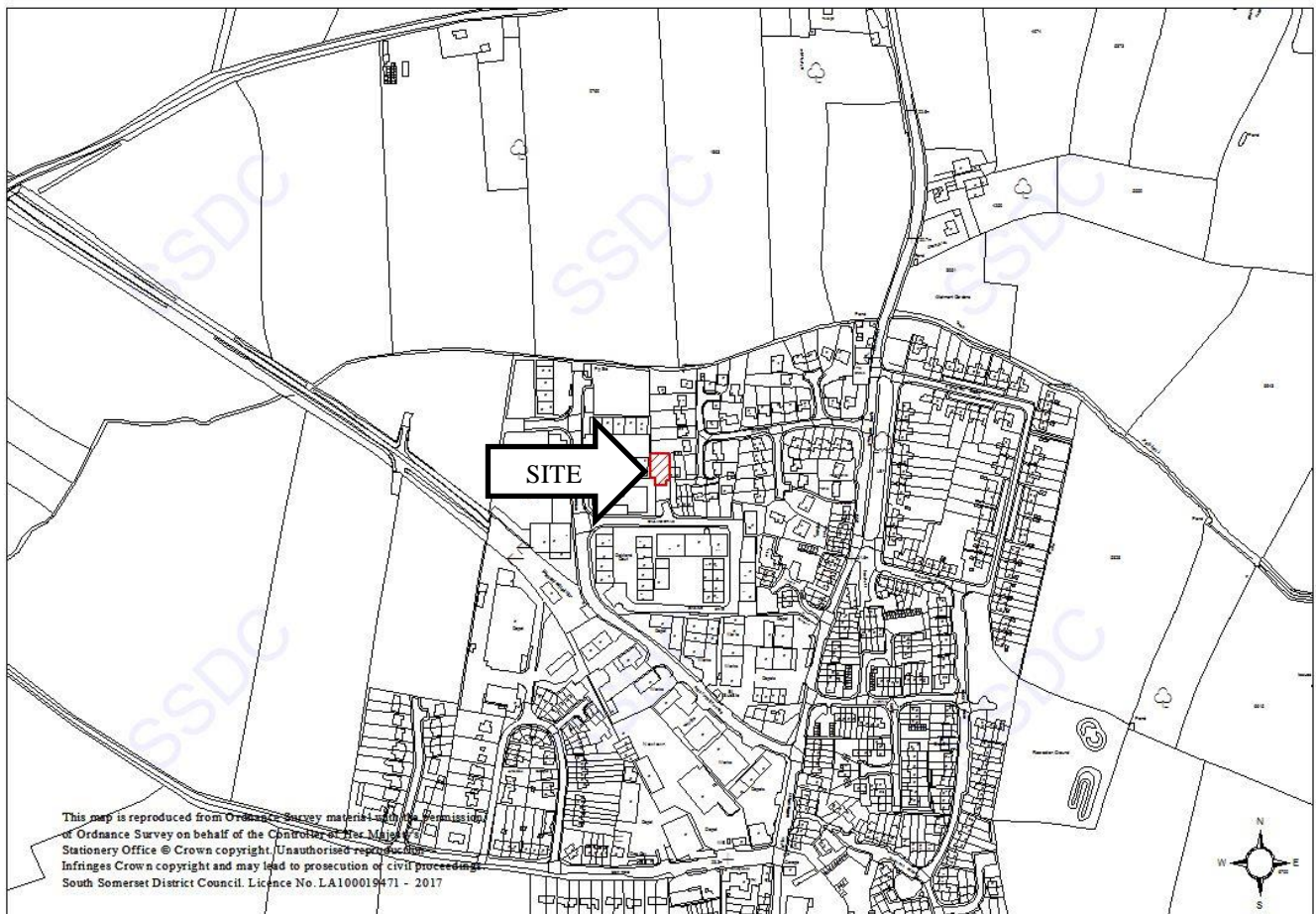
## Officer Report On Planning Application: 17/00104/FUL

<b>Proposal :</b>	Erection of single storey pitched roof side extension.
<b>Site Address:</b>	52 Lavers Oak, Martock TA12 6HG.
<b>Parish:</b>	Martock
<b>MARTOCK Ward (SSDC Members)</b>	Cllr Neil Bloomfield Cllr Graham Middleton
<b>Recommending Case Officer:</b>	Emma Meecham Tel: 01935 462159 Email: emma.meecham@southsomerset.gov.uk
<b>Target date :</b>	6th March 2017
<b>Applicant :</b>	Mr Walker
<b>Agent: (no agent if blank)</b>	
<b>Application Type :</b>	Other Householder - not a Change of Use

### REASON FOR REFERRAL TO COMMITTEE

Due to the relationship between the applicant and an elected member this application is to be considered at Area North Committee.

### SITE DESCRIPTION AND PROPOSAL





The property is an end of terrace two storey dwelling in Lavers Oak. It is constructed of reconstituted stone. The property benefits from two allocated parking spaces. Approximately 15 metres to the west of the property are some business or light industrial units.

This application seeks permission for the erection of a single storey extension to the west of the existing dwelling, located toward the rear of the existing property. The proposed extension would have double roman tiles to match the existing property and the walls would be rendered. To the rear of the proposed extension would be bi-fold aluminium doors and on the west elevation would be a window.

## RELEVANT 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 indicate it is a matter of law that applications are 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 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

**Martock Parish Council:**

No objections

**Other Consultees:**

**County Highways:** No observations.

**SSDC Highways Consultant:** No highways issues - no objections.

**REPRESENTATIONS**

Site notice posted, no representations were received.

**CONSIDERATIONS**

**Visual Amenity**

The location of the proposed extension is to the west and rear of the existing building and as such would only be visible from a limited number of places in the street scene. The materials proposed are considered appropriate for the building. It is therefore considered that there would be no harm to the visual amenity of the area caused by this proposal in accordance with policy EQ2 of the South Somerset Local Plan.

**Residential Amenity**

The proposed extension is to the west of the terraced property, between the dwelling and fenced boundary. There are no neighbours on this side of the property and the proposed extension is single storey. For these reasons it is considered that there will be no harm to residential amenity caused by this proposal in accordance with policy EQ2 of the South Somerset Local Plan.

**Highway Safety**

The proposal is a ground floor extension and will not increase the number of bedrooms in the property. There would be no alteration to the amount of parking for the property. For these reasons it is considered that there would be no impact on highway safety in accordance with policy TA5 of the South Somerset Local Plan.

**RECOMMENDATION**

Grant permission for the following reason:

01. The proposal by reason of its nature and location will have no substantial adverse impact on visual or residential amenity in accordance with the aims and objectives of policy EQ2. Subject to appropriate conditions the policies TA5, TA6 and SD1 of the South Somerset Local and the relevant sections of the National Policy Planning Framework 2012.

**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 works hereby permitted shall be carried out in accordance with the plans numbers PL/001, PL/002, PL/003, PL/004, PL/005, PL/006, PL/007 and PL/008 and the external surfaces of the development shall be of materials as indicated in the application form and no other materials shall be used without the prior written consent of the local planning authority.

Reason: To ensure that the local character and distinctiveness of the area is not adversely affected in accordance with Policy EQ2 of the South Somerset Local Plan.

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