

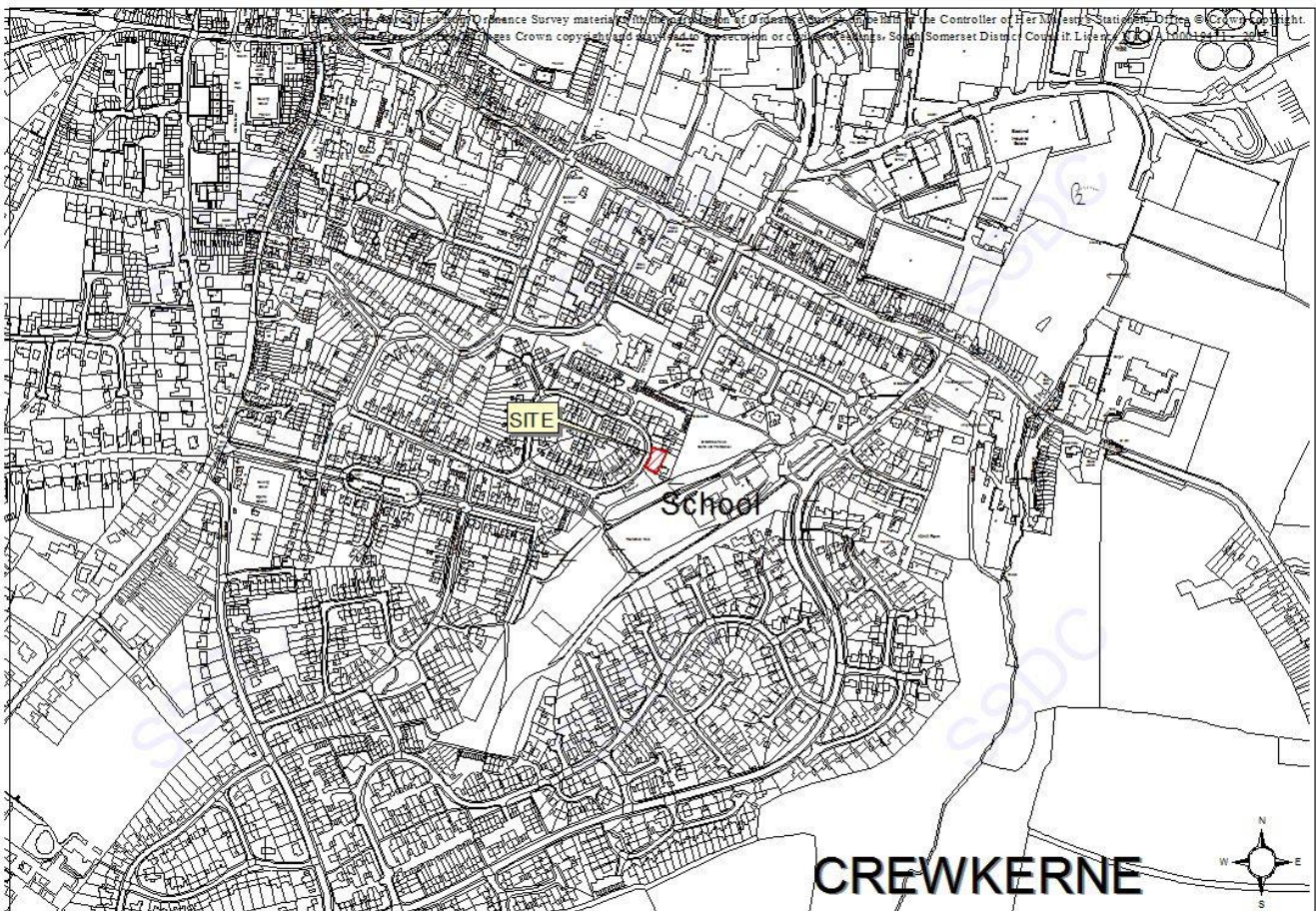
Officer Report on Planning Application: 17/00138/FUL

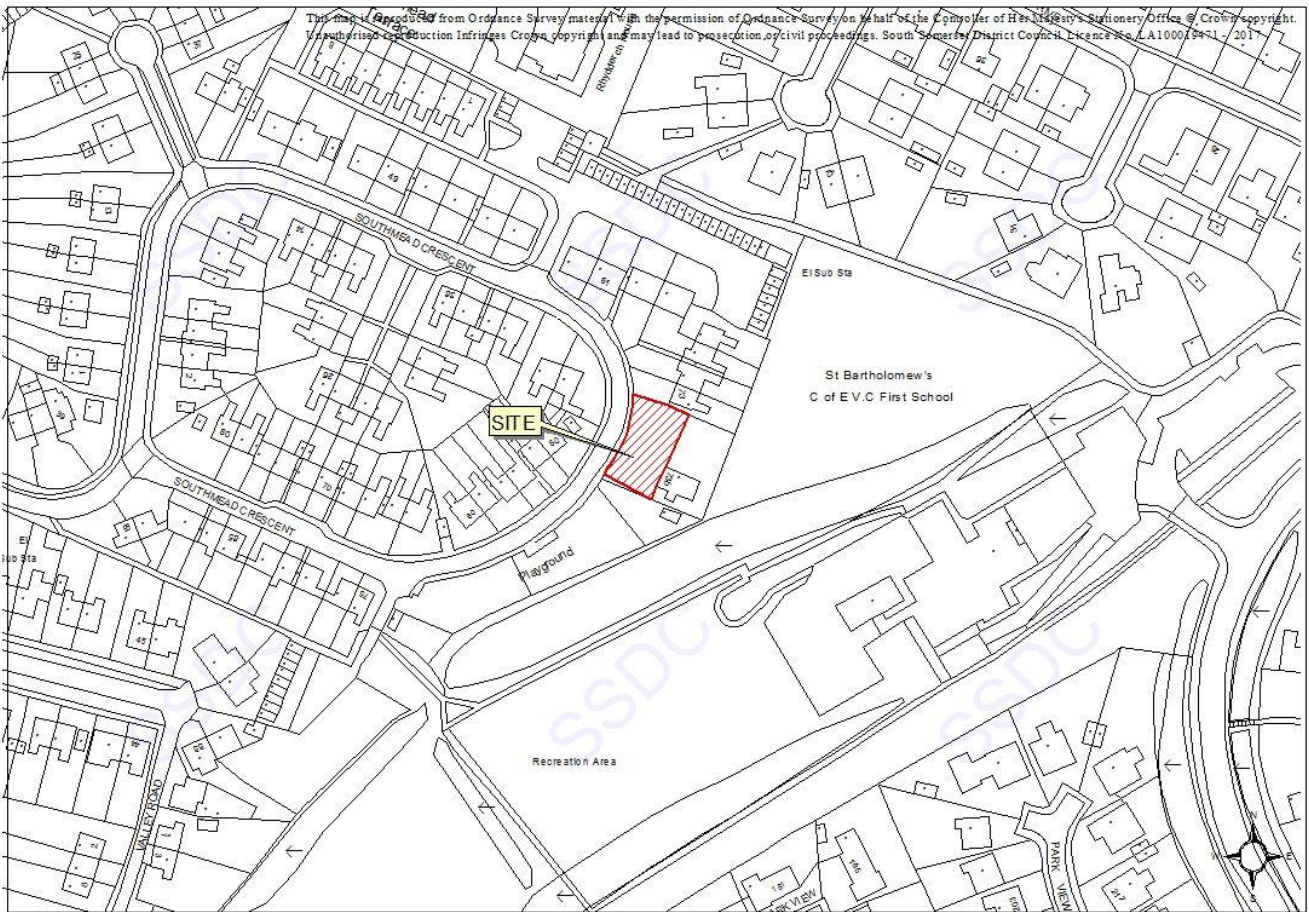
Proposal:	The erection of 1 No. attached dwellinghouse and erection of extension to front of existing dwellinghouse.
Site Address:	73A Southmead Crescent, Crewkerne, Somerset.
Parish:	Crewkerne
CREWKERNE TOWN Ward (SSDC Members)	Cllr M Barrett, Cllr M Best, Cllr A M Singleton
Recommending Case Officer:	Mike Hicks Tel: 01935 462015 Email: mike.hicks@southsomerset.gov.uk.
Target date :	24th March 2017
Applicant :	Mr Robert Morey
Agent: (no agent if blank)	Mr Steven Sherlock Beauchamp, 59 South Street, Bridport, Dorset DT6 3NZ
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

The application has been referred to committee at the request of the Ward members and in agreement with the Chair to enable consideration of the design, scale and layout of the scheme.

SITE DESCRIPTION AND PROPOSAL





The site consists of a pair of semi-detached dwellings, Nos 73a and 73b Southmead Crescent. The dwellings are orientated perpendicular to the western side of Southmead Crescent, an unclassified highway. There is a children's play area to the south of the site. There is an end of terrace dwelling, No. 73 located to the north.

The proposal involves the construction of a two storey extension to the side of No. 73a to provide a three bedroom dwelling. The proposed dwelling would measure 6 metres in width. The ridge of the roof would be a continuation of the existing. Materials would consist of rendered walls with composite panel inserts and concrete tiles.

Two tandem parking spaces would be provided for the proposed dwelling and two existing spaces for No. 73a would be retained.

HISTORY

No relevant history

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 the decision must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise.

For the purposes of determining current applications the Local Planning Authority considers that the relevant policy framework is provided by the National Planning Policy Framework and the South Somerset Local Plan 2015. The Local Plan was adopted by South Somerset District Council in March 2015.

The National Planning Policy Framework (NPPF) is a material consideration.

The following chapters are of most relevance:

Chapter 1- Ensuring a competitive economy

Chapter 6- requiring a wide choice of high quality homes

Chapter 7- Good Design

Local Plan (2006-2028)

The following Local plan policies are considered to be relevant:

SD1- Sustainable development

SS1- Settlement Strategy

EQ2- General development

TA5- Transport impact of new development

National Planning Practice Guidance:

The following sections have the most relevance:

Determining an application

Other Policy Considerations

Somerset County Council Parking Strategy (March 2012)

CONSULTATIONS

Highway Authority:

Standing Advice applies

SSDC Highway Consultant:

The number of car parking spaces for the existing and proposed dwellings should accord with the Somerset Parking Strategy optimum standards and rounded up where necessary. The whole parking area should be properly consolidated and surfaced (not loose stone/gravel) and suitable drainage measures should be implemented to ensure surface water does not discharge onto the highway. The kerb-line will need to be properly dropped across the full width of the parking area - a S184 license will be required from SCC.

Town Council:

Recommend approval.

REPRESENTATIONS

None received.

CONSIDERATIONS

Principle of development:

The proposed development would be located within Crewkerne. Policy SS1 of the Local Plan classifies Crewkerne as a Primary Market Town. As such it is considered to be an appropriate and sustainable location for housing development, subject to compliance with the other relevant development plan

policies.

Character and appearance:

Policy EQ2 of the Local plan is relevant. It states:

Development will be designed to achieve a high quality, which promotes South Somerset's local distinctiveness and preserves or enhances the character and appearance of the district.

Development proposals, extensions and alterations to existing buildings, structures and places will be considered against:

- Sustainable construction principles;
- Creation of quality places;
- Conserving and enhancing the landscape character of the area;
- Reinforcing local distinctiveness and respect local context;
- Creating safe environments addressing crime prevention and community safety;
- Having regard to South Somerset District Council's published Development Management advice and guidance; and
- Making efficient use of land whilst having regard to:
 - Housing demand and need;
 - Infrastructure and service availability;
 - Accessibility;
 - Local area character;
 - Site specific considerations

Innovative designs delivering low energy usage and/or wastage will be encouraged. Development must not risk the integrity of internationally, nationally or locally designated wildlife and landscape sites. Development proposals should protect the residential amenity of neighbouring properties and new dwellings should provide acceptable residential amenity space in accordance with Policy HW1. The locality is characterised by a mixture of building styles and sizes.

In this instance the locality consists of a post war planned housing estate and as such there is a consistent planned approach to building layout and scale. Of note the street is characterised by relatively spacious front/side gardens which give a spacious character to the street scene. As such the existing pair of semis are constructed so that their side elevation is in line with the row of terraced dwellings to the north, Nos 67-73.

The proposed dwelling would infill the space beyond this consistent building line and its side elevation would be approximately 1.4 metres from the edge of the highway. This would be at variance with the established character and distinctiveness of the area and would create a visual 'pinch point' on the streetscene. Notwithstanding this, it is considered that a revised scheme indicating a reduced width would be likely, on balance to be acceptable, however the applicants wish the scheme to be determined as submitted.

It is acknowledged that the proposal would result in an additional dwelling and the benefits of this are accepted along with the lack of 5 year land supply within the district. However, good design and the benefits that accrue from it are a central component of achieving sustainable development. Notwithstanding the lack of 5 year land supply it is considered that for the reasons outlined above the proposal would result in harm to the character of the locality contrary to Policy EQ2 of the South Somerset Local Plan (2006-2028).

Residential amenity:

In relation to the impact on the attached dwelling, No. 73a the proposal is considered to be acceptable as the proposed windows would be in line with those in the adjoining property.

The impact on No. 73 to the north would be acceptable as the proposed windows to the rear elevation would be located a sufficient distance from the boundary of this property to ensure there would be no harm in terms of overlooking or overshadowing.

Having regard to the above it is considered that the proposal would be acceptable in relation to residential amenity.

Highway safety:

The Councils Highway Consultant has been consulted and has not objected to the proposal. The County Council Parking Strategy would require 2.5 spaces per dwelling. The application proposes 2 spaces for the proposed dwelling. Whilst this is a slight shortfall of the optimum standards within the Parking Strategy, given the reasonably sustainable location of the site it is considered to be acceptable. Other matters such as ensuring a consolidated surface and drainage measures for the parking spaces can be secured via a planning condition. As such it is considered that the proposal would be acceptable in relation to highway safety and parking.

RECOMMENDATION

Refuse Permission.

SUBJECT TO THE FOLLOWING:

01. The proposal, by reason of its width, scale and siting in close proximity to the highway would result in a form of development contrary to the established spacious character of the area. As such the proposal would be harmful to the character and appearance of the area contrary to Policy EQ2 of the South Somerset Local Plan (2006-2028).
-