

Officer Report on Planning Application: 14/04978/FUL

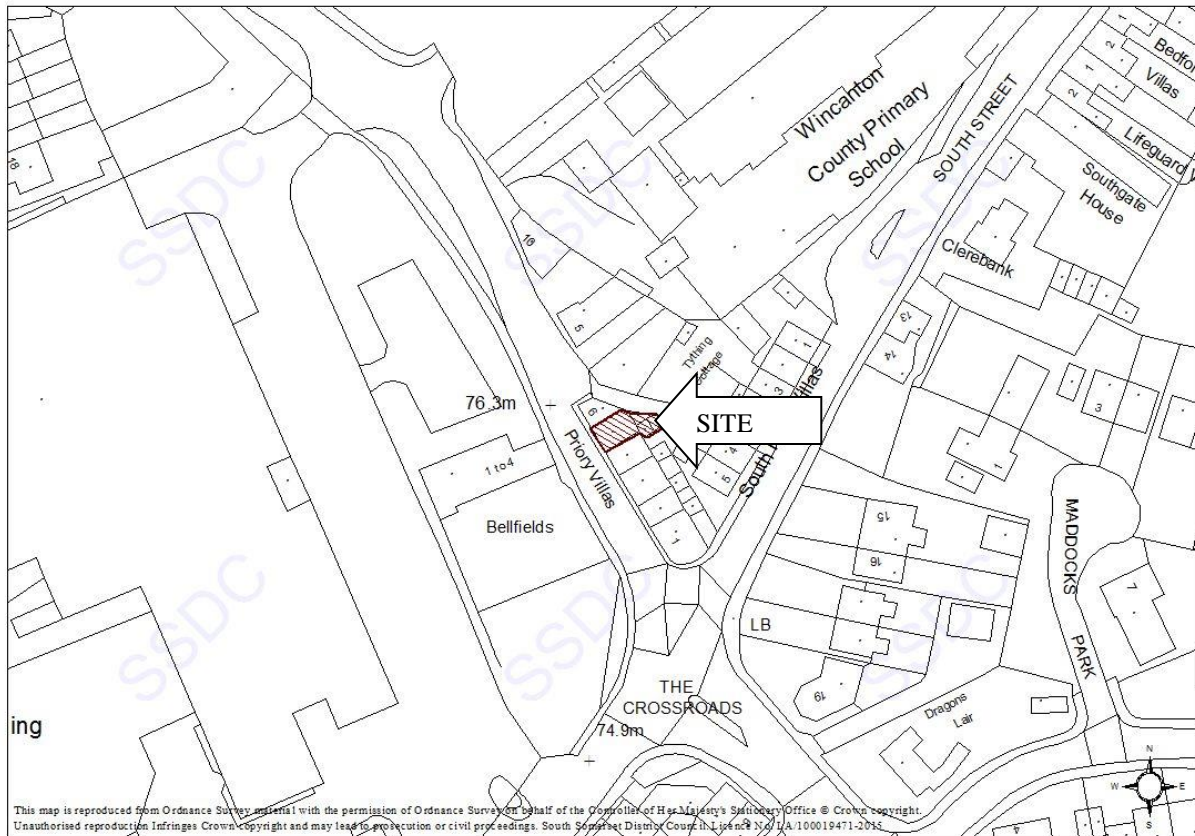
Proposal :	Installation of a dormer window in main roof, with internal staircase to provide additional accommodation. Internal alterations, alterations to flat roof and vestibule and enlargement of existing rear window (GR:371215/128260)
Site Address:	5 Priory Villas Station Road Wincanton
Parish:	Wincanton
WINCANTON Ward (SSDC Member)	Cllr N Colbert Cllr C Winder
Recommending Case Officer:	Sam Fox Tel: 01935 462039 Email: sam.fox@southsomerset.gov.uk
Target date :	19th January 2015
Applicant :	Mr Spencer Fabian
Agent:	Mr Peter Lewis Peter W Lewis Ltd, 1A Greenacre, Tower Road Yeovil, BA21 4NG
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

This application is referred to the committee at the request of the Ward Member with the agreement of the Area Chairman to enable the ward member concerns to be fully debated

SITE DESCRIPTION AND PROPOSAL





The site is located on Station Road, within both the conservation and development areas.

The property is a terraced, two-storey dwelling constructed of natural stone with brick quoins under a tiled roof. The property currently benefits from a small rear courtyard enclosed by a high natural stone wall and a rear flat roof extension. On the opposite side of Station Road is Bellfields, a Grade II listed building, and a large industrial complex. Similar residential properties sit either side with a garage/workshop to the rear.

This application seeks permission for the installation of a dormer window in the main rear roof slope, with internal staircase to provide additional accommodation, internal alterations, alterations to the rear extension flat roof and vestibule and the enlargement of the existing rear window to patio doors.

HISTORY

None recent

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

Saved policies of the South Somerset Local Plan (Adopted April 2006):

Policy ST5 - General Principles of Development

Policy ST6 - The Quality of Development

Policy EH1 - Conservation Areas

On the 8th January 2015, South Somerset District Council received the Inspector's Report into the emerging South Somerset Local Plan (2006 - 2028). The conclusion of the report is that the local plan is 'sound', subject to a number of agreed modifications.

Under the terms of Paragraph 216 of the National Planning Policy Framework (NPPF) weight should be given to relevant policies in emerging plans according to "the stage of preparation" and therefore the emerging local plan must be given substantial weight in decision-taking and it is therefore essential that the development is considered against all relevant policies.

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

EQ2 - General Development

EQ3 - Historic Environment

National Planning Policy Framework

7 - Requiring good design

12 - Conserving and enhancing the historic environment

South Somerset Sustainable Community Strategy

Goal 8 - High Quality Homes

Goal 9 - A Balanced housing Market

CONSULTATIONS

Wincanton Town Council - No objection

County Highway Authority - Standing advice applies, 2.5 spaces required

Area Engineer - No comments received

Conservation Officer - I have considered this proposal in the context of the conservation area of Wincanton, and the close proximity to the Grade II listed building, Bellfields, opposite.

The changes proposed to the front elevation of the property are the addition of two conservation style roof lights. There are currently no existing roof lights on this row of terraced houses, but it is felt that these would not have a large impact on the character of the area.

Of the proposed changes to the rear of the property, the dormer would have the greatest impact. Whilst this would be unlikely to be particularly visible from the main roadway, it would be highly visible and prominent from the public pathway to the rear of the property. There are currently no dormer windows on this row of terraces and it is felt that the proposed dormer is too large, and out of character with this row of housing, the roofline of which is quite distinctive from the rear pathway. Roof lights to the rear of this property would be considered more acceptable as they would at least maintain the existing dimensions of the roof face.

Whilst it is also felt that the roof pattern chosen for the rear extension is a little unusual, the level of this is such that it would not adversely affect the character or be all that visible from the pathway.

On the basis of the above, I would recommend refusal of this application due to the proposed dormer which I feel would harm the existing character of the area.

REPRESENTATIONS

None received

CONSIDERATIONS

Visual amenity

The property sits in a row of modest matching stone terraced houses fronting onto Station Road and backing onto a public footpath. The site is within a conservation area and an Article 4 area, therefore, all the alterations would require planning permission. There are no alterations to the roof line of the terrace with only the presence of two small dormers on the listed building opposite within the immediate vicinity.

The proposed rooflights are considered acceptable and the alterations to the flat roof rear extension by introducing a lantern roof and new openings will be well screened behind the existing boundary wall and, therefore, also considered to be acceptable. The proposal will introduce a gable dormer on the rear roof slope, which itself measures only 17 square metres. The dormer appears large in proportion to the roof and sits high reaching the ridgeline. It creates a very prominent incongruent feature along this roofline and whilst not visible from the highway to the west it will be highly visible from the public footpath to the rear.

The conservation officer, whilst in favour of the other elements of the proposal, has recommended refusal of the application due to the proposed dormer and the adverse harm it will cause to the character of the area.

When considering the impact of such a proposal, great weight should be given to the conservation of the Heritage Asset and the proposal should preserve or enhance the character or appearance of the Conservation Area. In this instance this is not considered to be the case and on this basis it is considered that the proposal due to the large dormer would harm the character of the property and 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

The proposal does not meet the highway standing advice requirements even without the proposal as it has no parking provision.

Conclusion

Whilst the proposal is considered acceptable in terms of residential amenity, the introduction of such a large dormer to the rear roof slope is considered unacceptable in terms of the visual amenity of both the existing dwellings and the character of the conservation area. Accordingly the proposal is considered to be contrary to policies ST5, ST6 and EH1 of the South Somerset Local Plan (Adopted April 2006).

RECOMMENDATION

Permission be refused for the following reason:

01. Due to the scale, form and design of the proposed dormer window, the proposal would appear out of scale and out of keeping with the existing house and the adjoining terraced houses, to the detriment of the character and appearance of the Conservation Area. This would be contrary to policies ST6 (Quality of Development) and EH1 (Conservation Areas) of the South Somerset Local Plan (Adopted April 2006) and the National Planning Policy Framework (March 2012) and policies EQ2 and EQ3 from the emerging South Somerset Local Plan (2006-2028).

SUBJECT TO THE FOLLOWING:

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 there were no minor or obvious solutions to overcome the significant concerns caused by the proposal.