

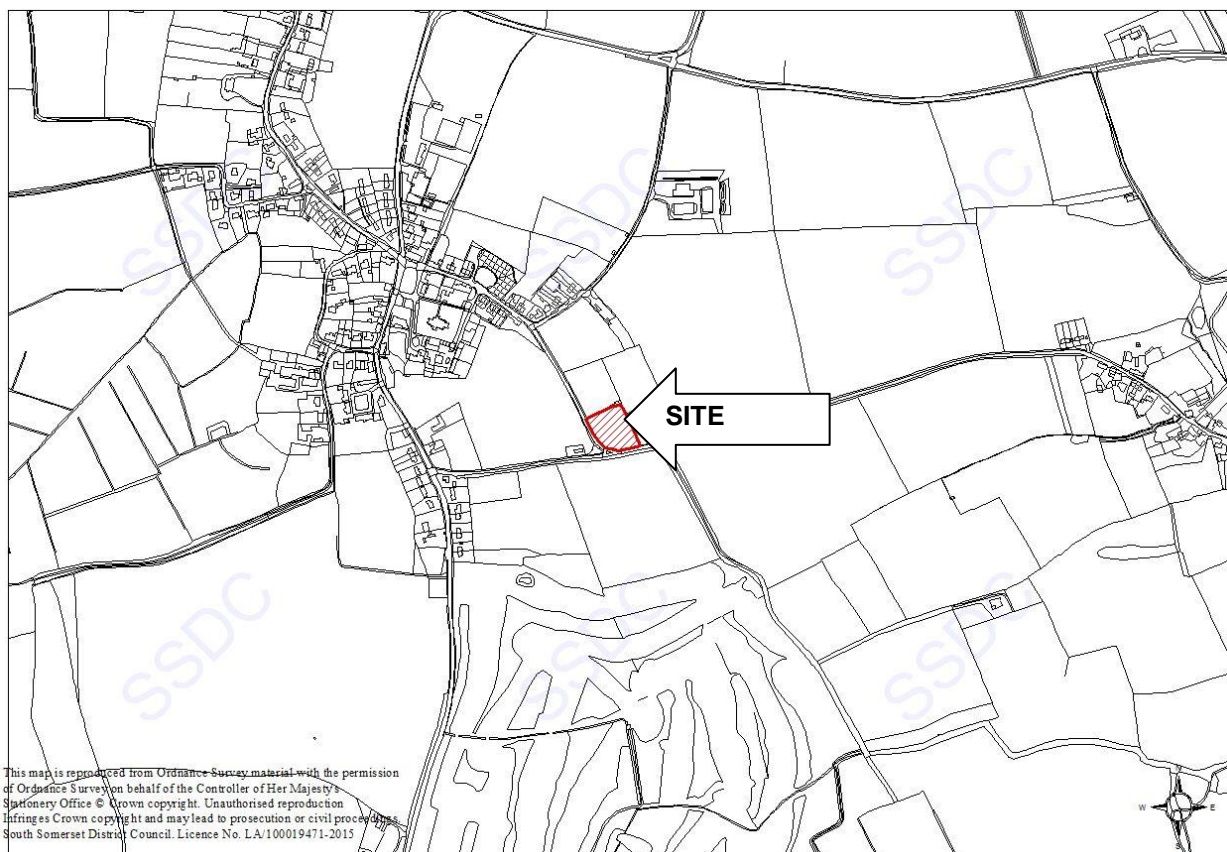
Officer Report On Planning Application: 15/05132/FUL

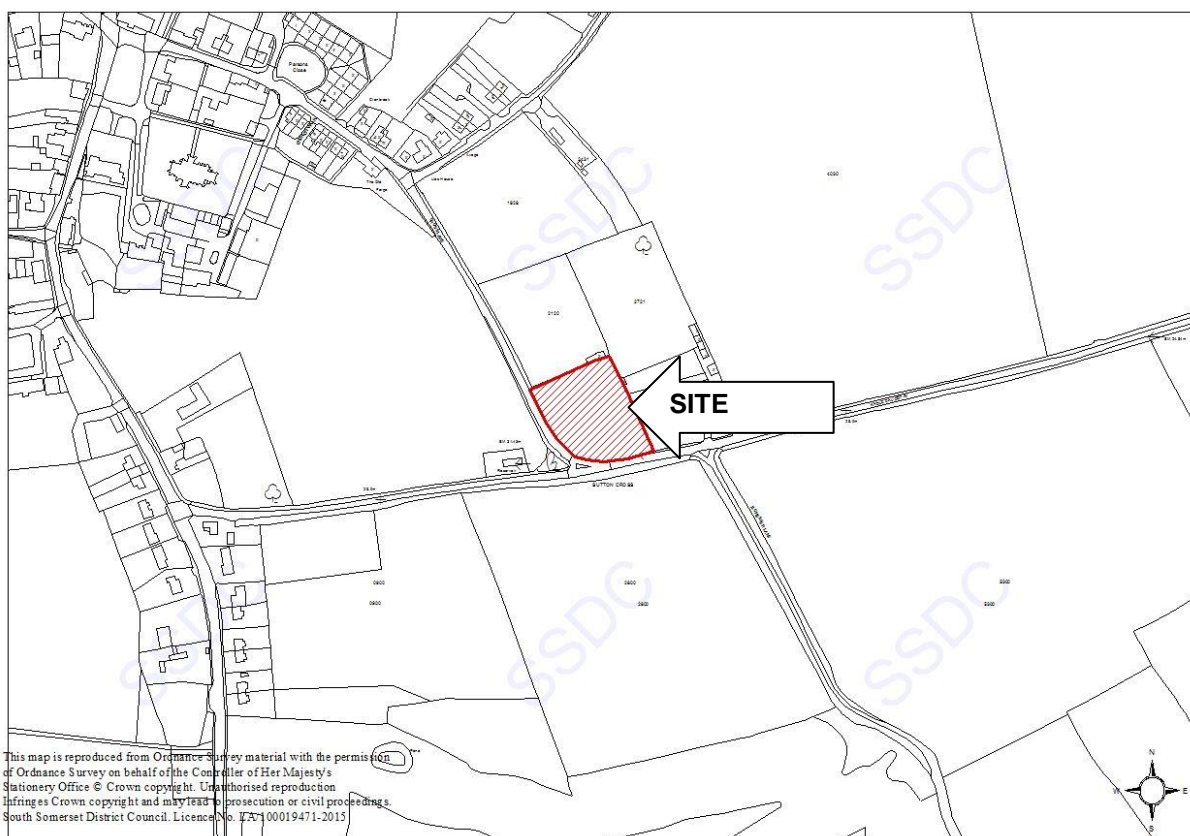
Proposal :	The conversion of outbuilding into a two bed annexe, the erection of a garage and proposed two storey rear extension to dwelling. (GR 347244/125128)
Site Address:	The Old Vicarage, Knole Causeway, Long Sutton.
Parish:	Long Sutton
TURN HILL Ward (SSDC Member)	Cllr Shane Pledger
Recommending Case Officer:	Stephen Baimbridge Tel: 01935 462321 Email: stephen.baimbridge@southsomerset.gov.uk
Target date :	14th January 2016
Applicant :	Mr And Mrs S Pledger
Agent: (no agent if blank)	Mr Francesco Della Valle Lake View, The Maltings, Charlton Estate, Shepton Mallet BA4 5QE
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

This application is referred to the Area North Committee due to the position of the applicant within the Council, in-line with the Scheme of Delegation process.

SITE DESCRIPTION AND PROPOSAL





The site is located on the corner of Knole Causeway and Cross Lane, in Long Sutton.

The property is a characterful detached, two-storey dwelling, constructed of natural stone with some rendered elevations.

This application seeks permission for the conversion of an existing outbuilding into a two bedroom annex, the erection of a garage, and proposed two-storey rear extension to the dwelling.

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 states that applications are to be 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 comprises the policies of the South Somerset Local Plan 2006 2028 (adopted March 2015).

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

Policy SD1: Sustainable Development

Policy SS1: Settlement Strategy
Policy EQ2: General Development
Policy EQ3: Historic Environments
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

CONSULTATIONS

Long Sutton Parish Council - No objection to the application subject to the annexe being tied to the house.

County Highway Authority - Standing Advice applies.

Highways Consultant - No highways issues provided use of outbuilding is for ancillary purposes only.

REPRESENTATIONS

None received

CONSIDERATIONS

Principle of Development

The principle of providing an annex, garage, and extension to the dwelling, is acceptable as they are all to be used as ancillary to the existing dwelling. Accordingly, to avoid the proposed annex being extended to such a degree of self-contained accommodation that its nature as an ancillary building becomes altered, it is considered reasonable that any permission granted removes its permitted development rights to be extended.

The site is approximately 150 metres to the south-west of the Conservation Area, so the development is not considered to impact on the historic environment; therefore, Policy EQ3 is not considered relevant.

Visual Amenity

Extension to Dwelling

The proposed two-storey extension is considered to be of an appropriate design and detailing that respects the scale and design of the dwelling. The materials are stated as being to match the existing property, and characteristics of the property are well replicated, especially in relation to the proposed openings and their stone surrounds. On this basis it is not considered that the extension would harm the character of the property or have a detrimental impact on the visual amenity of the area.

Garage

The garage reflects the character of a coach house, well suited to its environs. Although it is a sizeable garage, it would not compete, visually with the main property, and as such maintains a subservient form, whilst not being of an out of keeping scale with the other buildings in the curtilage. The pantile roof and natural stone elevations are in-keeping with the materials

vernacular.

Annex

The existing outbuilding to be converted to residential accommodation would be largely unaltered from an external visual standpoint. The alterations primarily pertain to the replacement of some existing windows and doors, and the insertion of a rooflight. The minor alterations do not result in harm to the character of the building or vicinity.

In light of the above deliberations, it is not considered that the application would result in harm to the visual amenity of the area, in accordance with Policy EQ2.

Residential Amenity

It is not considered that the annex, garage, or extension result in a loss of privacy, loss of light, or an overbearing relationship with neighbouring properties. This is predominantly due to the isolated nature of the area, with only one immediate neighbour to the east, and the abstention of any clear-glazed east-facing windows in the garage or annex, it is not considered that there is any overlooking or loss of privacy. Accordingly, it is considered reasonable to remove permitted development rights for the creation or alteration to openings on the east elevation of the annex by reason of its situation on the boundary of curtilage. As a result, the proposal would not harm local residential amenity, in accordance with Policy EQ2.

Highways

The Highways Authority states that its Standing Advice applies to the application. There is no proposal to alter the access, so solely the impact of the additional accommodation - of the annex and dwelling extension - on parking provision will be considered. Further to the dimensionally compliant garage parking spaces, there is ample provision of parking to serve the planning unit. The application is considered to be compliant with the Standing Advice and policies TA5 and TA6.

Conclusion

The proposals are considered not to result in harm to local amenities or highways safety, and comply with policies SD1, SS1, EQ2, TA5 and TA6 of the South Somerset Local Plan, and the provisions of the NPPF.

RECOMMENDATION

Permission be granted subject to conditions.

The conversion of the outbuilding into an annexe, and the erection of an extension to the dwelling, and the erection of a garage are of appropriate designs, detailing, and size and would have no adverse impact on visual or residential amenity, or highway safety. As such the proposals comply with policies SD1, SS1, EQ2, TA5 and TA6 of the South Somerset Local Plan, and the provisions of the NPPF.

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 development hereby permitted shall be carried out in accordance with the following approved plans (except where directed otherwise by the conditions below): Drawing Number: F1270/100C; Drawing Number: F1270/101B; Drawing Number: F1270/102B.

Reason: In the interests of proper planning and for the avoidance of doubt.

03. The annex hereby permitted shall remain as ancillary to the principal dwelling and shall not at any time be used by way of independent living accommodation (even if occupied by persons of same household) and there shall be no subdivision of this single residential planning unit either by way of being let, or given or sold as a separate unit.

Reason: To ensure the accommodation remains ancillary to the existing dwelling and remains as a single planning unit.

04. Notwithstanding the provisions of Class E, Part , Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order) no openings shall be created or altered on the east elevation of the annex hereby permitted without the prior benefit of planning permission.

Reason: In the interests of residential amenity, in accordance with Policy EQ2 of the South Somerset Local Plan (2006-2028).

05. Notwithstanding the provisions of Class E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order) the annex hereby permitted shall not be extended without the prior benefit of planning permission.

Reason: In the interests of local amenities, in accordance with Policy EQ2 of the South Somerset Local Plan (2006-2028), and ensure that the annex remains ancillary to the main dwelling, as one planning unit.
