

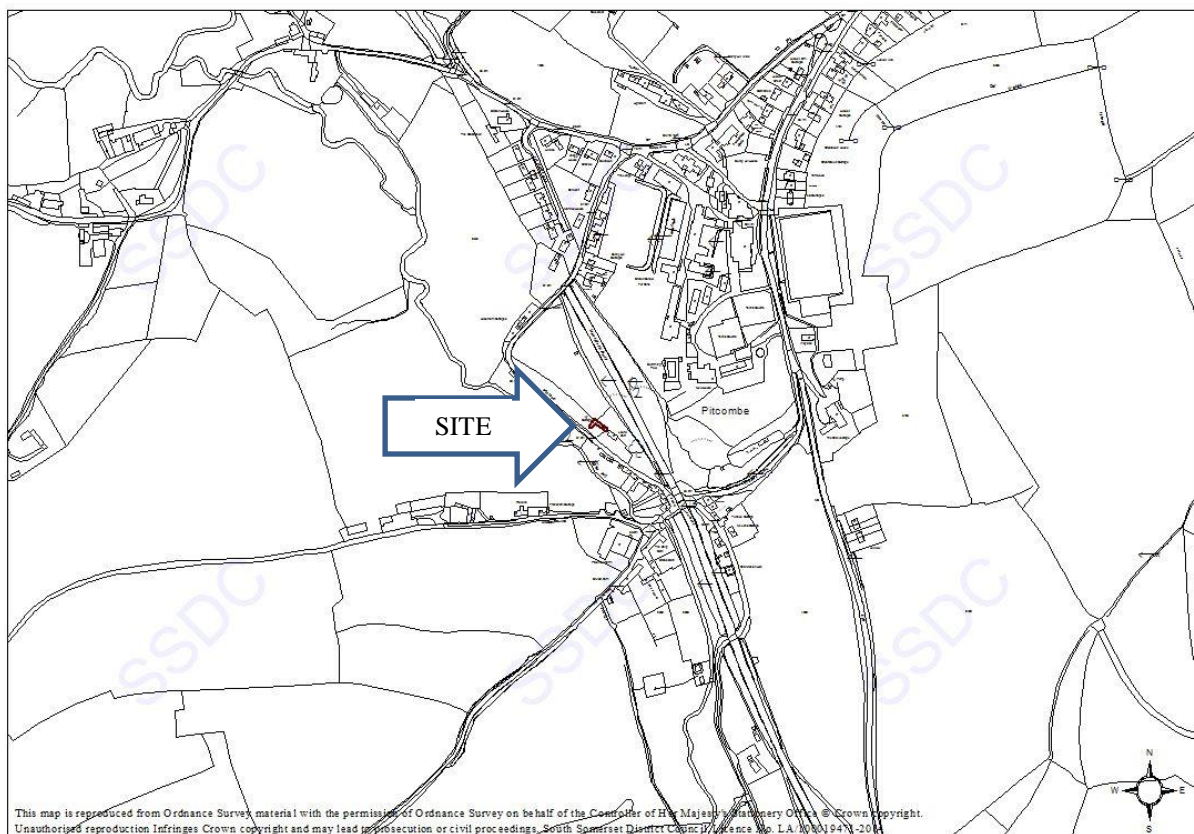
Officer Report on Planning Application: 14/02995/FUL

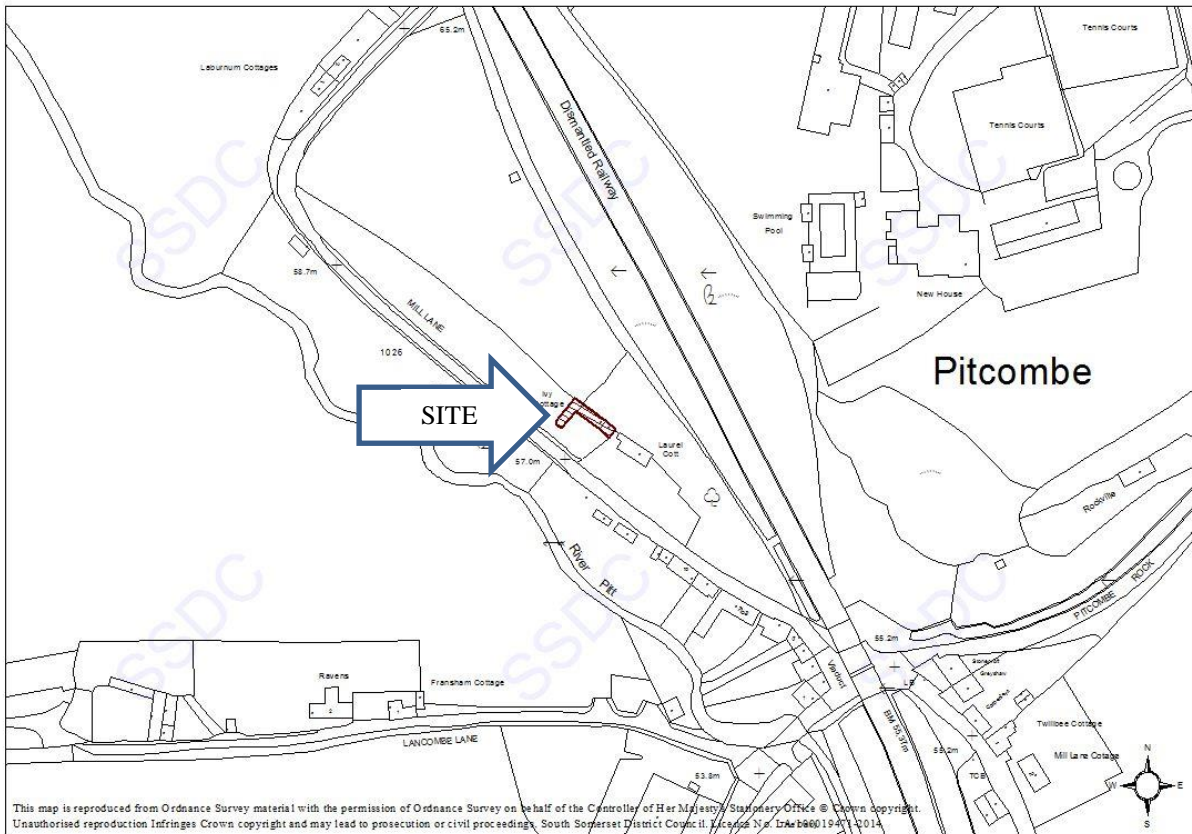
Proposal :	Erection of a two storey extension. (GR 367184/133238)
Site Address:	Ivy Cottage Mill Lane Pitcombe
Parish:	Pitcombe
TOWER Ward (SSDC Member)	Cllr Mike Beech
Recommending Case Officer:	Sam Fox Tel: 01935 462039 Email: sam.fox@southsomerset.gov.uk
Target date :	22nd August 2014
Applicant :	Ms J Barnard
Agent:	Mr P Coe, Coe Design Ltd Pound Lane Studios Yarlington Wincanton Somerset BA9 8DG
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

This application was referred to the Chairman at the request of the Ward Member as the comments of neighbours were contrary to the officer's recommendation. The Chairman has requested the application go to the Area committee to consider the neighbour issues.

SITE DESCRIPTION AND PROPOSAL





The site is located on the edge of the village, within the conservation area.

The property is a detached, two-storey dwelling constructed of stone and render with UPVC windows under a tiled roof. The property sits in a long plot running parallel to the highway in a north westerly direction. The property sits at the end of the built form along this section of road with one adjacent residential property to the southeast of the site. The property benefits from a long garden and access with parking area.

This application seeks permission for the erection of a two storey extension.

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

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

Parish / Town Council - The Council considered the application following their site visit and raised no objection to the proposal which was considered to be a significant improvement on the current site and would bring the existing building into a condition appropriate for its location. The additional extension was not considered to be out of keeping with the area. The Council however wished to make the following observations.

Trees: The planning application did not make clear whether any trees would be lost under the development. The applicant's comments at the meeting that none would be lost were noted but the Council wished to see confirmation of that position.

Car parking: The description of car parking in the design and access statement was not as detailed as it could have been and should reflect the description provided verbally by the applicant. The separation of the plan showing the development from the plan showing car parking had been unhelpful. The full meaning of the plans had become clear at the site visit. A single plan showing both would be clearer, such a plan to show clearly the proposed work to the car parking area and approach. An additional account of the intended re-design of the ramped driveway and the creation of a parking area within the garden should accompany these plans.

Car parking entrance/exit: The confirmation of Highways to the design and visibility splay of the entrance needed be obtained.

Design of the extension: the Council noted that the applicant had taken pre-application advice from the Conservation Officer that the extension should be perpendicular not lateral. Members did not feel that this was unreasonable and did not favour the "railway carriage" look of a lateral extension. The gable end fronting the road was not considered intrusive given the distance between the end of the building and the road. The Council considered, however, that the Conservation Officer should be required to confirm their position on the design as a perpendicular extension.

Following submission of an additional plan on 21 August 2014 showing the access and parking alterations the following comments were received:

Thank you for sending the additional information on the above being the revised plan on parking and access. The provision of the plan meets one of the observations of the Council when it considered the application. There is, however, one point that seems to need clarification. The gradient for the ramp in the existing layout is described at 10%. In the revised plan it is marked on the plan as both 10% and 8%

I assume that it is 8% as confirmed by the applicant but perhaps you could also confirm this.

County Highway Authority - Standing advice applies, parking for up to 3.5 vehicles.

Area Engineer - No comments received

Conservation Officer - A scheme to extend this property has been discussed at length, with various solutions proposed. The existing property is very small, with a very narrow width. I understand that the neighbouring cottage has been lengthened but has also been extended towards the road by increasing the depth of the building. The best way to extend the existing building would be to extend to the rear, but this land is not within the curtilage of the house.

Failing that I did advocate a linear extension, avoiding a projection towards the road. I do still feel that this would be better, but it would have to be narrow to match the existing cottage; and to achieve the desired level of additional accommodation it would have to be very long. The resulting length of the property would be excessive, and would have quite an impact on the character of the conservation area.

Returning an extension towards the road in this manner isn't usually an approach we would advocate. There is no precedent for it locally and the building stands above the road level so it will be quite visible. However the house is set back a considerable distance from the road. Erecting a return extension that projects towards the road will give the overall building a more compact form (rather than the alternative linear extension, which would double the overall length). The extension is slightly wider than the original building but does still have a modest scale. The width of the ground floor has been extended by a simple and traditional lean-to form facing northwest, set back from the road elevation, which successfully increases the ground floor area without making the road facing gable too wide.

Although a more modest linear extension, perhaps an addition of half the length of the existing building would have far less impact on the character of the area, I do feel that, on balance, this extension is acceptable. It is large but it does have a traditional narrow width, with appropriate simple detailing.

Before I can offer full support however there are a couple of details that need to be clarified:

- There is a change in material along the main elevation of the existing cottage just under the eaves. I understand the eaves height has been raised, so it is quite likely that the material behind the render is modern - perhaps concrete block. I suggest this is either investigated at this stage by removing some of the render or the plans annotated with a commitment to reconstruct this element in stone if it doesn't exist.
- The drawings don't show the expression of any lintels over the window openings. Stone or timber lintels should be expressed in a traditional manner on the internal face of the stone, and the drawings should reflect this.

SSDC Tree Officer - The tree officer has raised no objection to the proposal, the garden is outside the conservation area and any trees potentially affected by the parking development he did not consider of any note or significance.

REPRESENTATIONS

Fifteen people have written letters of support whilst seven people have written letters of objection. The main reasons for objection are as follows:

Overlarge, out of proportion, intrusive
Changes character of cottage
Only front extension in conservation area
Disproportionate
Dominant
Overbearing
At odds with conservation area
Overlooking
Elevated position makes it appear worse

CONSIDERATIONS

Visual amenity

The proposed extension is considered to be of an appropriate design and detailing that would be subservient to the main dwelling in terms of scale and design. The materials are stated as being to match the existing property. The conservation officer has raised no objection to the proposal. On this basis it is not considered that it would harm the character of the 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 extension 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.

Neighbour comments

The comments of the neighbours have been noted. Whilst the overall size of the proposal is quite large, the bulk only slightly smaller than that of the main dwelling, it sits comfortably within the good size plot and is not considered to be disproportionate. Due to the orientation of the property and its distance from other residential units it is not considered to have any detrimental impact on the residential amenity of the occupiers of the adjacent property in terms of overbearing, overlooking or loss of light. In terms of the character of the property and the surrounding conservation area, whilst this will change with the introduction of the proposal, with the other improvements to be made in to the main dwelling in terms of the exposure of the natural stone and the re-introduction of the timber windows, the overall impact is considered an improvement to both. In terms of the parking and access, the applicant is improving an existing access by way of reducing the gradient and providing a larger parking/turning area as part of the proposal, exceeding the Highway Authority requirements and thus improving the existing arrangement.

Parish Council comments

The comments of the Parish Council have been noted. Regarding the trees, the applicant has verbally assured the Parish Council that there is no intention of removing any trees and as there are no preservation orders on the site nor is the garden within the conservation area, it is considered unreasonable to obtain any written assurance. The Conservation Officer comments have addressed the design question whilst an additional plan showing improvements to the access and parking has been provided, with a gradient improvement of 8%. Regarding the access, visibility splay comment, the Highway Authority requirement for the site is provision of parking only whilst the reduction in the gradient falls within the standards they normally require.

Highway comments

Standing advice requires parking for up to 3.5 vehicles which the proposal meets.

Conclusion

The property is a small very narrow rendered cottage set back from the highway in an elevated position on the edge of the conservation area. Whilst the proposal is quite large, it does sit comfortably within the plot and with the use of natural stone and timber is considered to be an improvement on the existing tired looking render and UPVC. Whilst the proposed position to the front of the property is not a common feature of the area, this is considered to be an acceptable form of development and is not considered to be of significant detrimental harm to character of the existing dwelling nor the wider surrounding conservation area. Accordingly the proposal is considered to comply with policies EH1, ST5 and ST6.

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 conservation area and causes no demonstrable harm to residential amenity in accordance with the aims and objectives of policies EH1, ST5 and ST6 of the South Somerset Local Plan (Adopted April 2006).

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 unless details of the design, materials and external finish for all new doors, windows, boarding and openings 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: In order to ensure that the development accords with the character of the area in accordance with Policy EH1 of the South Somerset Local Plan as adopted 2006.

03. No work shall be carried out on site unless full details the new natural stonework walls, including the materials, coursing, bonding, mortar profile, colour, and texture along with a written detail of the mortar mix, have been provided in writing; this shall be supported with a sample panel to be made available on site and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the agreed details, and the sample panel shall remain available for inspection throughout the duration of the work.

Reason: In order to ensure that the development accords with the character of the area in accordance with Policy EH1 of the South Somerset Local Plan as adopted 2006.

04. No work shall be carried out on site unless details of the design, materials and external finish for all new doors, windows, boarding and openings 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: In order to ensure that the development accords with the character of the area in accordance with Policy EH1 of the South Somerset Local Plan as adopted 2006.

05. No work shall be carried out on site unless design details of all roof eaves, verges and abutments, including detail drawings at a scale of 1:5, and all new cast metal guttering, down pipes, other rainwater goods, and external plumbing shall be submitted to and approved in writing by the Local Planning Authority. Such details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In order to ensure that the development accords with the character of the area in accordance with Policy EH1 of the South Somerset Local Plan as adopted 2006.

06. No work shall be carried out on site unless details of all new vents and external plumbing have been submitted to and approved in writing by the Local Planning Authority. Such

details once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In order to ensure that the development accords with the character of the area in accordance with Policy EH1 of the South Somerset Local Plan as adopted 2006.

07. The development hereby permitted shall be carried out in accordance with the following approved plans: Details and drawing numbers Location Plan, 195.100.01P and 195.200.SL.X/P received 27 June 2014, amended drawing 195.100.02P received 12 August 2014 and additional drawings 195PX and 195P02 received 21 August 2014.

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