

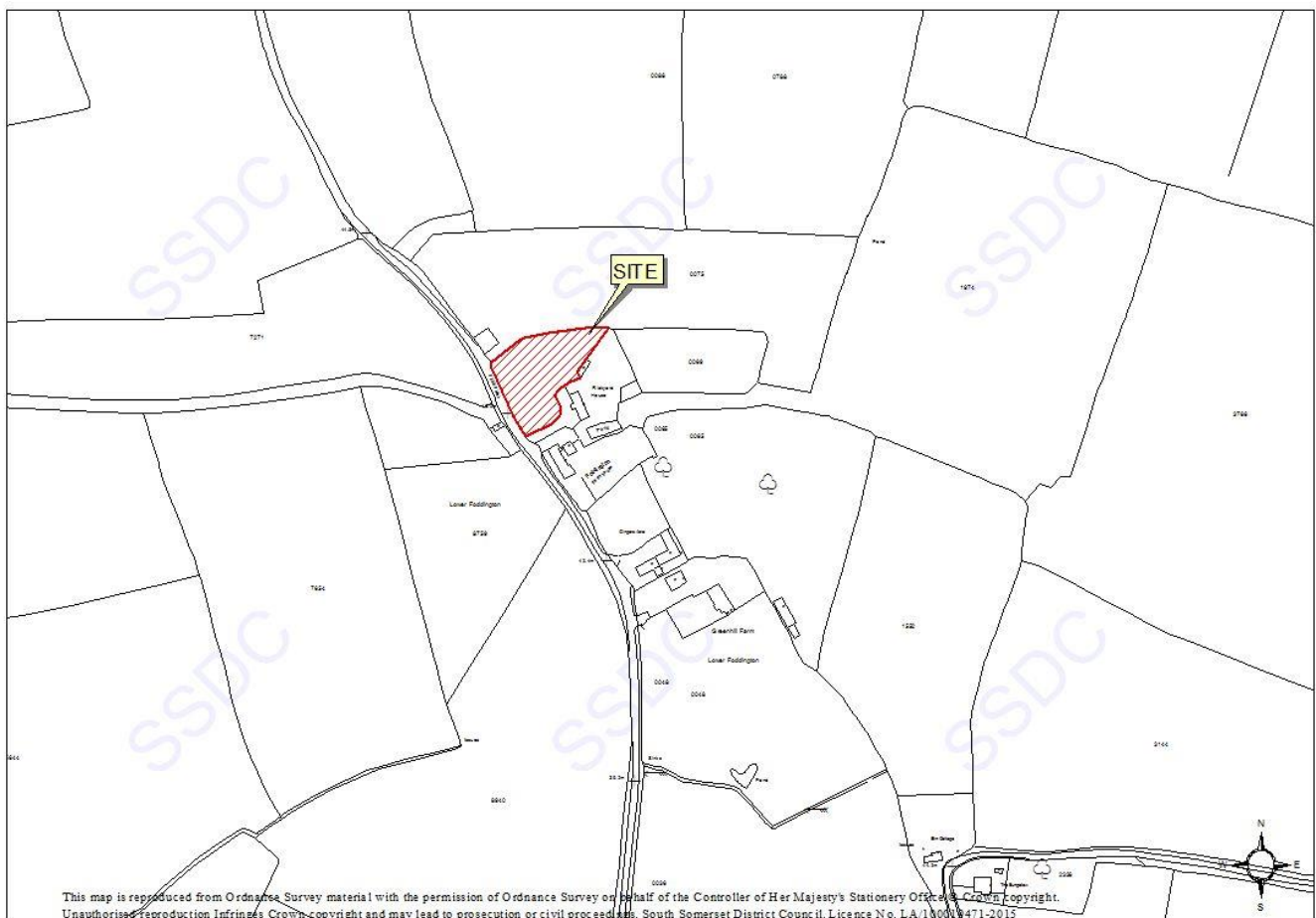
Officer Report on Planning Application: 17/03781/FUL

Proposal:	Extension to provide a bedroom, en-suite bathroom, glazed sitting room, garage and glazed link building. Raising paths and patios to create level access.
Site Address:	Perry Hill Farm Foddington Babcary
Parish:	Babcary
CARY Ward (SSDC Member)	Cllr Nick Weeks Cllr Henry Hobhouse
Recommending Case Officer:	Emma Meecham Tel: 01935 462159 Email: emma.meecham@southsomerset.gov.uk
Target date:	11th December 2017
Applicant:	Luke Thompson
Agent: (no agent if blank)	Mr Jonathan Collins Park House Parkway Holmes Chapel CW4 7BA
Application Type:	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

At the request of the Ward Member with the agreement of the Area Vice Chair this application is to be heard at committee to allow for the Parish Council concerns to be heard and discussed in public.

SITE DESCRIPTION AND PROPOSAL





Perry Hill Farm is a detached two storey dwelling with a combination of natural stone and render to the external elevations. The property currently benefits from off road parking for several vehicles.

This application seeks permission for the erection of single storey extensions to provide a bedroom, en-suite bathroom, glazed sitting room, garage and a glazed link building. The application also seeks permission to raise paths and patios to create a level access.

RELEVANT HISTORY

12/02908/FUL - Alterations to include the provision of dormer windows and roof terrace - Application permitted with conditions.

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 3 - Ensuring a strong rural economy

Chapter 4 - Promoting sustainable transport

Chapter 7 - Requiring good design

Local Plan (2006-2028)

The following Local plan policies are considered to be relevant:

SD1- Sustainable Development

EQ2- General Development

TA5- Transport Impact of New Development

Other Policy Considerations

Somerset County Council Parking Strategy (March 2012)

CONSULTATIONS

Babcary Parish Council - The Parish Council has considered the application to extend and adapt Perry Hill Farm, Foddington and we are broadly in agreement except that the plan is ambiguous over the roof of the proposed garage. Some of the plans appear to show a flat roof on the garage and other elevations appear to show a pitched roof.

If the garage has a pitched roof and clay tiles we are happy with the plan. If a flat roof is proposed we object strongly as a flat roof on a prominent building right by the road would be entirely out of keeping with the character and style of local buildings and be detrimental to the area. This house is a barn conversion and it should retain a reasonably rustic style.

The other point we wish to raise is just a concern that if the main access is shifted to the north by the proposed garage this may present a traffic hazard as it would bring the entrance closer to the blind summit of Perry Hill. We ask the developers to bear this in mind when making the access arrangements.

Highways Authority - Standing Advice applies.

SSDC Highways Consultant - No significant highways issues - no objection.

REPRESENTATIONS

Neighbours were notified and a site notice was posted, no representations were received.

CONSIDERATIONS

Visual amenity

The Parish Council have objected to the proposal due to the area of flat roof to the proposed garage. They consider that it would be out of keeping with the character and style of local buildings and be detrimental to the area, they go on to say that the property is a barn conversion and should retain a reasonably rustic style. It is considered that the building has lost all semblance of its original barn construction, in 2012 permission was granted for dormer windows and a flat roof terrace, the proposed flat garage roof extends to the north-west of the roof terrace. It is therefore considered that an area of flat roof over the proposed garage would not be out of keeping with the building in its current state. The other areas of extension to the north elevations are also considered wholly appropriate in both design and materials. It is therefore considered that the proposal will have no detrimental affect on the visual amenity of the area due to the location, design, scale and the materials in accordance with policy EQ2 from the South Somerset Local Plan.

Residential amenity

Due to the design and location of the proposed extension and garage and the orientation of the property in relation to neighbouring properties it is not considered that there would be any loss of light or privacy or sense of overbearing to the neighbouring properties in accordance policy EQ2 of the South Somerset Local Plan.

Highway Safety

The proposal does not include any additional bedrooms or alteration to the access; it does include the creation of more parking area and the erection of an accessible garage. For these reasons it is considered that there would be no impact to highway safety in accordance with policy TA5 of the South Somerset Local Plan and Section 4 of the NPPF.

RECOMMENDATION

Grant permission for the following reason:

01. The proposal by reason of its nature, location, size, design, and materials will have no substantial adverse impact on visual or residential amenity or highway safety in accordance with the aims and objectives of policies EQ2, TA5, TA6 and SD1 of the South Somerset Local Plan 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 details in the application and plans numbered D&PM3094/01a, D&PM3094/02, D&PM3094/03, D&PM3094/04, D&PM3094/05a, D&PM3094/06, D&PM3094/07, D&PM3094/08, D&PM3094/09.

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