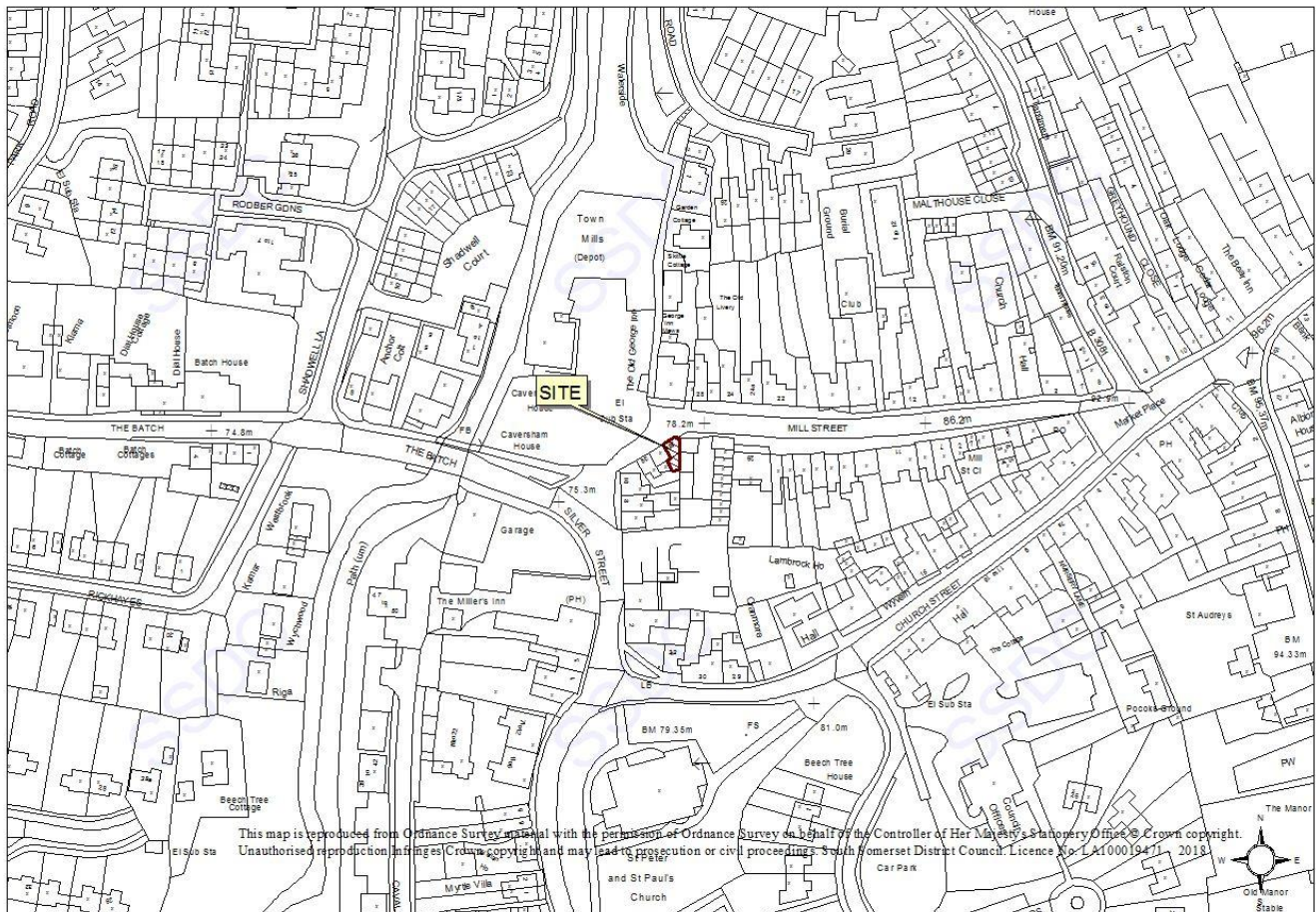


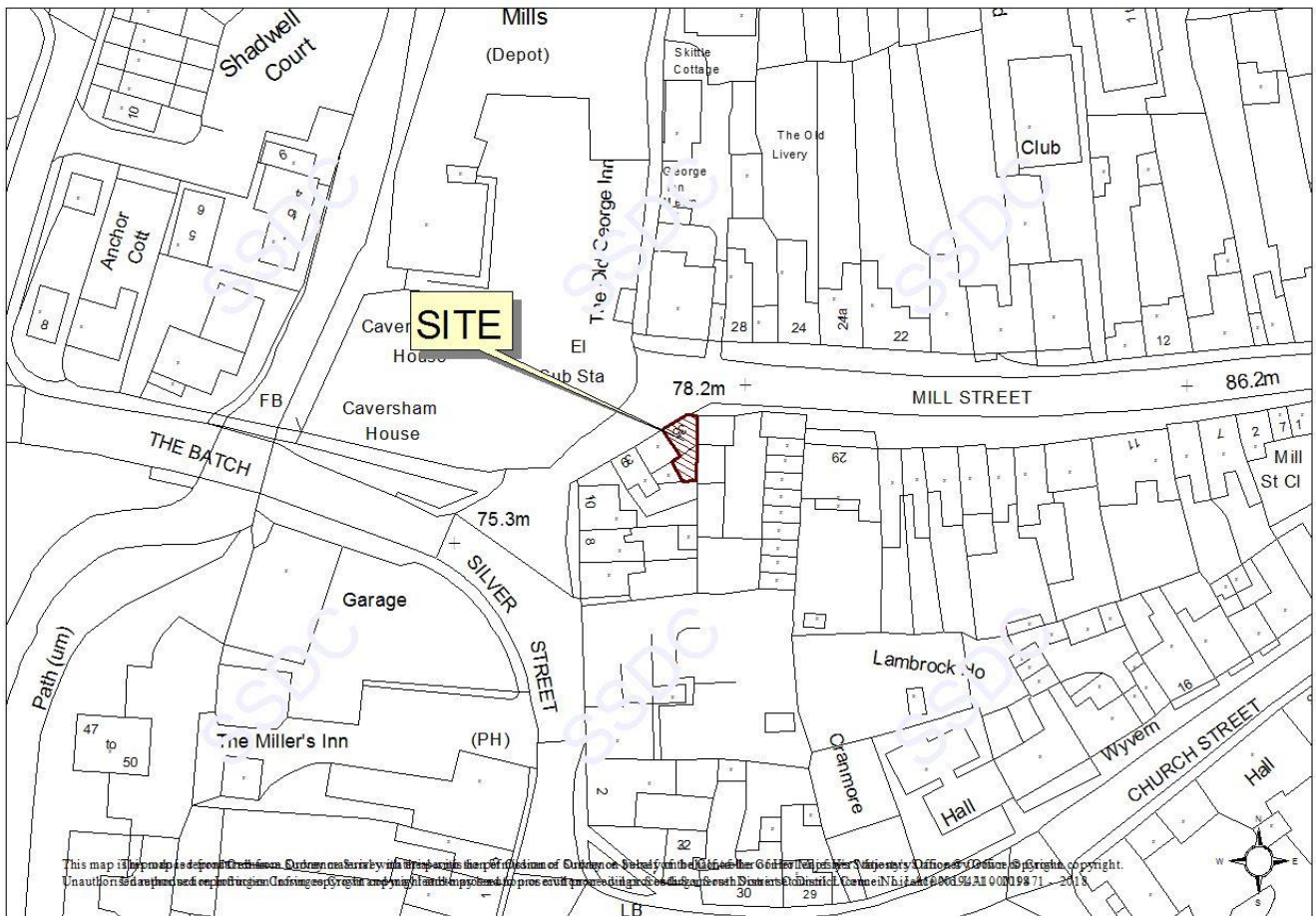
Officer Report On Planning Application: 18/00943/FUL

Proposal :	The erection of a rear single storey kitchen extension
Site Address:	35 Mill Street Wincanton BA9 9AP
Parish:	Wincanton
WINCANTON Ward (SSDC Member)	Cllr Nick Colbert Cllr Colin Winder
Recommending Case Officer:	Jeremy Guise Tel: 01935 462645 Email: jeremy.guise@southsomerset.gov.uk
Target date :	31st May 2018
Applicant :	Mr Colin Williams
Agent: (no agent if blank)	Mr Ian Sing 29 Lower Street Rode Frome BA11 6PS
Application Type :	Other Householder - not a Change of Use

This application has been called to East Area Planning Committee at the request of ward member and with the agreement of the chairman, to allow assessment of residential amenity and the provision of residential amenity.

SITE DESCRIPTION AND PROPOSAL





No.35 is the easternmost property in a small terrace of three dwellings built on the corner where Mill Street turns into Silver Street.

Traditionally the property had only a very small rear yard (approximately 9sqm), but since the demolition of the neighbouring properties (Nos. 31 and 33 Mill Street) in the 1960's the premises has been extended to the east with a utility room and 'a small non private garden space to one side' (para. 1ii of Design and Access Statement). Currently this is in the same ownership as the neighbouring lock-up garage site.

Mill Street is one of the oldest streets in Wincanton. Its' listed buildings and historic features make a significant contribution to the character of the conservation area. Topographically levels rise quite steeply from the west towards the town centre in the east, with the neighbouring lock-up garage site on artificial land to the east.

Planning permission is sought for the erection of a rear single storey kitchen extension Plans show a small flat roofed brick extension of approximately 2.5sqm in size.

The application is accompanied with a Design and Access Statement prepared by Lerner Sing Ltd, the applicant's agent. It acknowledges, in the constraints section, the links between the site and the area to the east, where No.35s existing utility room is located: and a requirement to provide a side access to the rear of No.35. It states, in relation to 'The brief'

The brief from the client was to prepare a scheme to replace the side extension (which is to be demolished for new 3no. dwelling scheme to the east side of the house) with a new rear extension to enlarge the existing kitchen.

There is a parallel application ref. 18/00942/FUL for the demolition of single storey extension at 35 Mill Street and two thirds of garage block along with stone boundary walls. The erection of 3 dwellings on land & garages off Mill Street, Wincanton. That application is pending determination

HISTORY

Ref. 63085 Erection of eight private lock-up garages and the formation of vehicular access - conditional approval 27/08/1963

Ref.63085/A Erection of a block of nine private garages and the alteration of an existing access - conditional approval 08/11/1966

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF state 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).

The policies of most relevance to the proposal are:

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

Policy EQ2 - General Development

Policy EQ3 - Historic Environment

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

Other Material Considerations

Somerset County Council Parking Strategy

Wincanton Neighbourhood Plan 2018-2028

CONSULTATIONS

Wincanton Town Council - Recommends approval.

County Highway Authority - No observations

SSDC Highways Consultant On the basis that the site is located in the town centre within easy / comfortable access to nearby public car parks, no highways objections are raised.

SSDC Environmental Health - Have no comments in respect of this application.

REPRESENTATIONS

One letter of general support received from the occupier of a neighbouring property at No.37 Mill Street. It appears to be primarily concerned about the parallel application to develop three houses on the neighbouring site to the east (ref. 18/00942/FUL) but does state *that these developments will have a*

detrimental effect on my property.

CONSIDERATIONS

Principle of Development

Historically No.35 Mill Street, like its neighbours at Nos 37 and 39, has been built on a very small piece of land at the western end of Mill Street, where it turns the corner into Silver Street. The rear yards of Nos. 8 and 10 Silver Street extend eastwards leaving Nos 35-39 Mill Street with very little external amenity space. As a result of this constraint No.35 has been extended into the site of the former No.33 Mill Street, following the demolition of Nos 33 and 31 Mill Street and development of 9 lock up garages during the 1960s. An attached utility room has been built on part of the site of No. 33 Mill Street and part of the site separated off to form a garden for No. 35. This currently forms the main external amenity space for No.35.

The proposal would involve the removal of the utility room and loss of the garden space created from the site of No.33 and an extension to the existing kitchen of No. 35. It would also involve a small extension into the remaining space, diminishing it still further, from approximately 9sqm to 6.5sqm. The dwelling would be left with very little external amenity space. The proposal is therefore detrimental to its amenities.

In the absence of an overarching case, demonstrating that the loss is necessary to secure an acceptable comprehensive redevelopment of the neighbouring lock -up garage site, the proposal is considered unacceptable and contrary to EQ2, of the adopted South Somerset Local Plan which seeks the creation of quality spaces that make efficient use of land in regard to the local area character and site specific characteristics.

Visual and Residential Amenity

The proposed flat roofed, single storey extension is small 2.5sqm, inconspicuous and only really visible to the neighbours. Given the restricted size of the immediate neighbour's rear yard and the close relationship of the properties, it would contribute towards the sense of enclosure for the neighbour. But cognisant of the provisions of the General Permitted Development Order (GPDO) it is not considered that there is reasonable justification to refuse planning permission for the extension either on grounds that it would adversely impact upon the visual amenity of the property or the residential amenity of neighbours.

Highways

The proposal involves no increase in the number of bedrooms available at the property, and no alteration to the existing parking arrangements. Although in the same ownership it is not apparent that the occupiers of No.35 have, or have in the past had, use of any of the lock up garages on the adjacent site. Consequently it is not considered that the proposal would alter, for the better or worse, the existing parking situation in the area and no highway objection is sustained to the proposal.

Conclusion

The proposal would involve the loss of almost all the existing external amenity space associated with the dwelling house. In the absence of an overarching case demonstrating that the loss is necessary to secure an acceptable comprehensive redevelopment of the neighbouring lock up garage site the proposal is considered unacceptable and contrary to EQ2, of the adopted South Somerset Local Plan.

RECOMMENDATION

Refuse for the following reason:

SUBJECT TO THE FOLLOWING:

01. The proposal would involve the loss of almost all the existing external amenity space associated with the dwelling house and as such is detrimental to its overall amenity. In the absence of an overarching case, demonstrating that the loss is necessary to secure an acceptable comprehensive redevelopment of the neighbouring lock up garage site, the proposal is considered unacceptable and contrary to EQ2, of the adopted South Somerset Local Plan.

Informatives:

01. This decision is based upon the following plans: 703/BL1a; 703/BL1; 604/S01a; 703/01; 703/02; 703/03 and 703/04 received 05 April 2018.
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