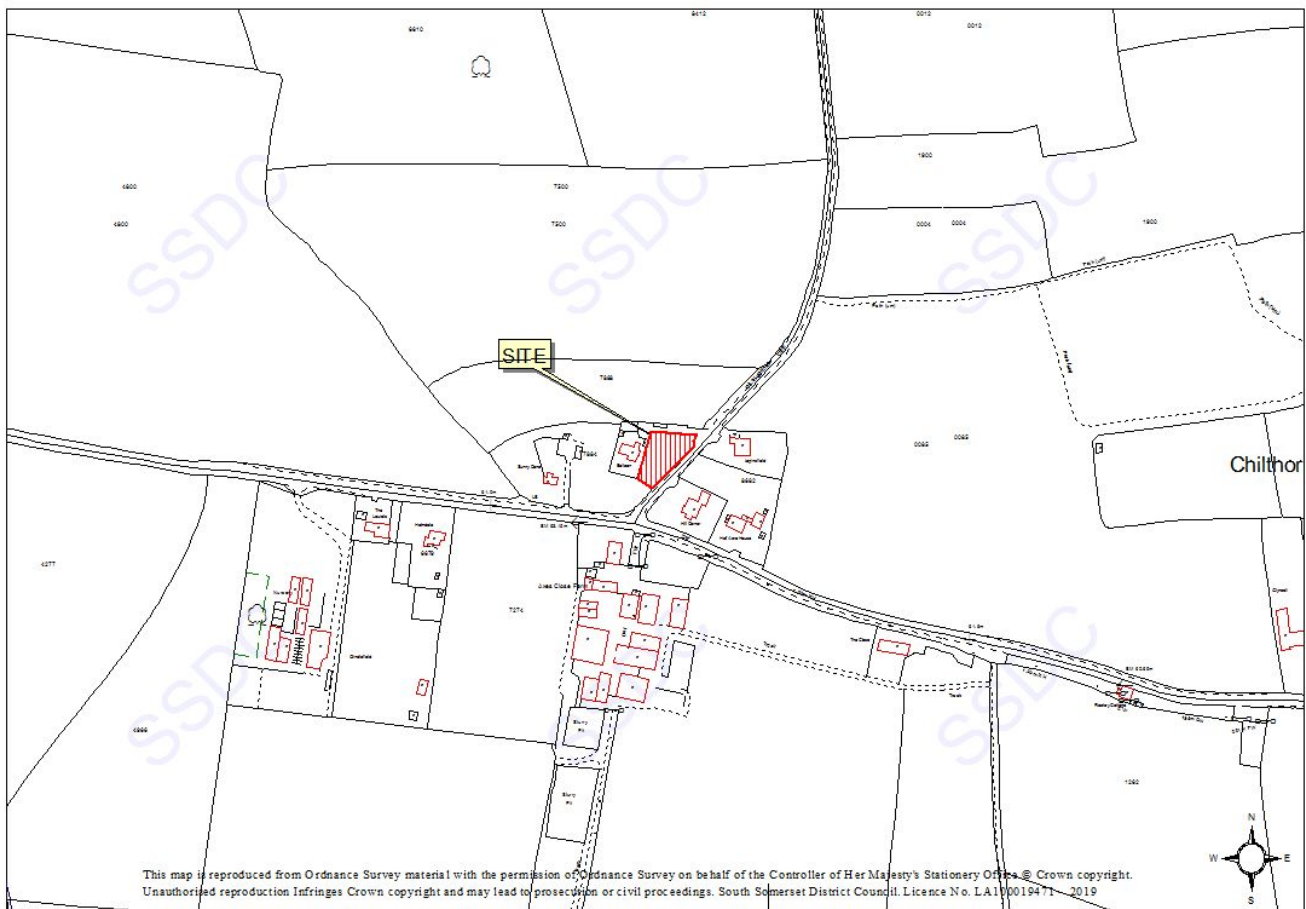


## Officer Report On Planning Application: 19/01166/HOU

<b>Proposal :</b>	Demolition of existing rear porch and garage/store and erection of extension with integral garage and rooms above with associated internal alterations.
<b>Site Address:</b>	Fieldways Chilthorne Hill Chilthorne Domer
<b>Parish:</b>	Chilthorne Domer
<b>Northstone, Ivelchester and St Michaels Ward (SSDC Member)</b>	Cllr Tony Capozzoli, Cllr Charlie Hull and Cllr Paul Rowsell
<b>Recommending Case Officer:</b>	Jane Green
<b>Target date :</b>	18th June 2019
<b>Applicant :</b>	Mr B Nardiello
<b>Agent: (no agent if blank)</b>	Paul Day Paul Day Architectural Designs Ltd Honeysuckle Cottage Church Street Kingsbury Episcopi Martock TA12 6AU United Kingdom
<b>Application Type :</b>	Other Householder - not a Change of Use

The application has been called to Area East Committee by the Chair for further debate.





**Date of site visit:** 15 May 2019

**Neighbours/consultees correct:** Yes

**Description:** Demolition of existing rear porch and garage/store and erection of extension with integral garage and rooms above with associated internal alterations.

**Policy:** Policies SD1, SS1 and EQ2 of the South Somerset Local Plan 2006-2028  
Chapter 12 of the NPPF

Somerset County Council Parking Strategy (SPS) (September 2013) and Standing Advice (June 2017)  
South Somerset District Council Supplementary Guidance - Extensions and Alterations to Houses - A Design Guide

**Town/Parish Council:** Chilthorne Domer Parish Council - The Parish Council discussed the above application at their meeting this evening and wish to make the following comments:

There were two types of objection to the application raised. Firstly there are factual inaccuracies within the application as the access serves the application property and two other dwellings have a right of way across it.

Secondly, the Parish Council believes that the proposal represents a dominating element, dwarfing the existing bungalow and is too large for the site, both in footprint and ridge level, contrary to SSDC's residential extension guide. The Council also have serious concerns regarding the lack of sewage treatment provision, surface water runoff prevention and an insufficient level of parking for a dwelling of this size. Local residents have expressed concern regarding the possible obstruction by construction traffic or delivery vehicles of Chilthorne Hill, the only access for 7 other properties, including two farms,

these concerns are shared by the Parish Council.  
For these reasons the Parish Council strongly object to the proposal.

**Other Consultees:**

Highways Authority: Standing advice applies - see road record plan

Highways Consultant: No highways issues, no objection

**Neighbour Comments:** neighbours notified and site notice displayed (general interest), one representation received summarised as follows:

- Reference to the Council's Residential Extension Guide
- Not in keeping with the character of the building
- Not appropriate for the area
- Too large and prominent in streetscene
- Benefit from a much larger footprint
- Lack of parking provision
- Removal of fir and oak trees

**Design/Layout/Materials:** The proposal to extend the dwelling is considered acceptable. Whilst the proposed extension is of large scale, that alone should not be a reason to refuse the application. The position of the plot and the position of the extension within the plot mitigates the prominence of the extension and it is not considered to be overly dominant. It is noted that the objector has referred to the Council's own supplementary guidance for design of which some of the points raised are important. However, each proposal is assessed on its own merits. It is considered in this case the large plot allows the increased footprint comfortably, in a link-block design, and given the non-uniform arrangement of residential properties the larger footprint will not disrupt the character of the area.

It is therefore considered that the proposal is acceptable to the character of the building and the surrounding area.

**Residential Amenity:** The proposed development does not introduce any significant concerns for impact on residential amenity in terms of overlooking, overshadowing or loss of light. As such no demonstrable harm is caused to occupiers of nearby residential properties.

**Highways:** The proposal allows for at least 4 vehicle spaces within the site which meets the Highways Authority's optimum standards for this area and does not impact on highway safety.

Other Matters: Matters raised regarding sewage treatment provision will be assessed as part of the Building Regulations application as will surface water runoff which should be no more an issue than any other residential property. The concern from the Parish Council regarding construction traffic or delivery vehicles is considered unfair to restrict development.

**CIL:** This authority does not collect CIL from household development.

**Summary:** No objection is recorded. The proposed development is considered to be acceptable and planning permission is granted.

**Recommendation:** Approve for the following reason:

The proposed development, due to its design, scale and materials, is not considered to result in any demonstrable harm to visual or residential amenity and therefore accords with the aims and objectives

of EQ2 (General Development) of the South Somerset Local Plan (2006-2028) and the principles of the National Planning Policy Framework (2019).

**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:

Drawings: 6854-01, 6854-02, 6854-03, 6854-04 and 6854-05

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

03. The materials to be used in the development hereby permitted shall be those as identified within the application form and plans hereby approved and no other materials unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and to comply with saved policy EQ2 (General Development) of the South Somerset Local Plan (2006-2028) and the provisions of the National Planning Policy Framework

**Informatives:**

01. The applicant's attention is brought to the Highways Authority's Road Records plan dated 15 May 2019 on the electronic file for detail of their highway ownership.
-