

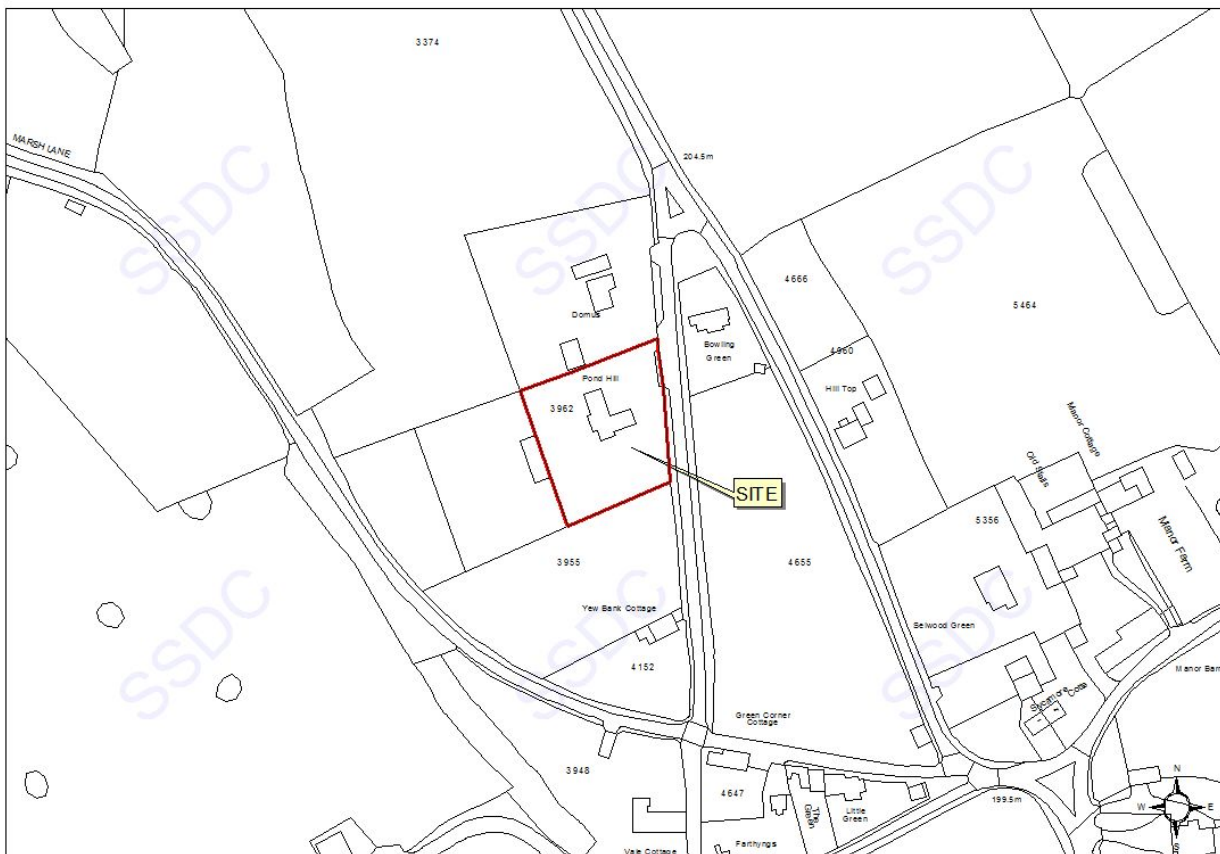
Officer Report on Planning Application: 19/02514/HOU

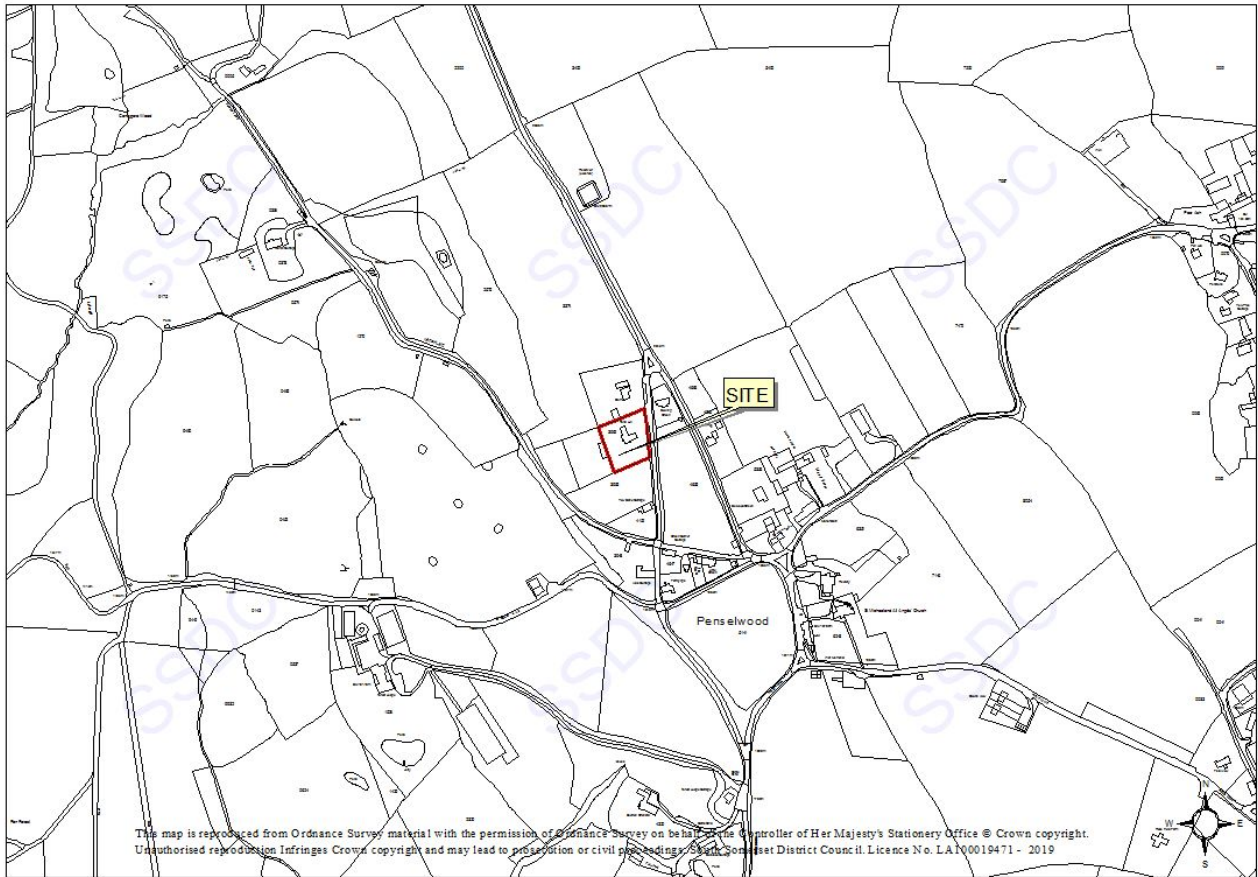
Proposal :	Alterations and the erection of single storey rear and side extensions and formation of two dormer windows on west elevation of dwelling.
Site Address:	Pond Hill Pen Selwood Wincanton
Parish:	Pen Selwood
TOWER Ward (SSDC Member)	Cllr R Bastable
Recommending Case Officer:	Stanley Norris Tel: 01935 462462 Email: planningcaseteam@southsomerset.gov.uk
Target date :	23rd October 2019
Applicant :	Mr & Mrs Anthony Palmer
Agent: (no agent if blank)	Mr Roger Gallannaugh Plox Studio Plox Bruton Somerset BA10 0EF
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

This application is referred to Area East Committee at the request of the Area Chair who has in agreeance with the Elected Ward Member that the proposal would impact the residential amenity of the neighboring occupier.

SITE DESCRIPTION





Pond Hill is a detached chalet bungalow constructed of Bradstone and render under a plain tiled roof. The dwelling is set within a large plot adjacent to fields to the south and east, and is neighboured to the north, however there is a large distance between the dwellings. The site is also situated within the designated Cranborne Chase Area of Natural Beauty.

HISTORY

Application Number: 14/00115/FUL (Full Application)

Description: Application to apply render to dwelling (GR 375402/131612) Status: Application permitted with conditions

Application Number: 04/02480/FUL (Full Application)

Description: The erection of an extension to north side of bungalow, conservatory to south and porch to east elevation

Status: Application permitted with conditions

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 South Somerset Local Plan (2006-2028)

Policy SD1: Sustainable Development

Policy EQ2: General Development

Policy TA5: Transport Impact of New Development

Policy TA6: Parking Standards

National Planning Policy Framework

Chapter 2 - Achieving Sustainable Development

Chapter 12- Achieving well designed places.

Other Policy Consideration

Planning Practice Guidance: Design - March 2014

Somerset County Council Parking Strategy, March 2012 and September 2013.

CONSULTATIONS

PEN SELWOOD COUNCIL

Pen Selwood Parish Council notes, with approval, that the amended plans indicate that the proposed lantern roof has been removed and glazing reduced in the proposed music room.

We are, however still concerned that the side extension is two storey and not single storey, as described in the application proposal, and that dormer windows at first floor level would seriously affect and encroach upon the privacy of the adjoining property. However, we would have no objection to the dormer windows if they were on the South Elevation (labelled South East Elevation on the drawings). We also repeat our concern that details of external lighting is imposed as a condition of some developments within this AONB but not all. A standardised policy would be helpful.

COUNTY HIGHWAY AUTHORITY

Standing Advice Applies

SSDC HIGHWAYS CONSULTANT

No highways issues, no objections.

CRANBORNE CHASE AONB

This extensive bungalow is located on a westerly facing slope at Penselwood.

The proposals are not easily understood from your website but it appears that one end would be extended to create larger bedrooms, on one side a glass house would be enlarged, and on the other side of the dwelling a music room is proposed. It also appears that to accommodate changes there needs to be a significant element of re-roofing and raising of the roof. Your Conservation Architect may be able to advise you on how these changes relate to the existing development.

I note that whilst there would be two dormer windows in the new roof arrangement a significant lantern roof light is proposed for the music room. As I am confident you will appreciate, in this area with internationally important dark night skies the potential for light pollution from roof lights has to be closely controlled. If you feel that a lantern roof light is appropriate then it should be fitted with integral blinds or louvres that can be closed at night to prevent light pollution. I also note that the proposed music room has floor to ceiling glass panels on three sides and, again, the scope for contributing to light pollution from this design is quite significant. Again, if these panels are deemed to be appropriate then they should be fitted with integral blinds or louvres to prevent light pollution.

In order to retain control over potential polluting sources of light no external lighting should be permitted at the property that has not been explicitly approved by the Local Planning Authority in compliance with this AONB's Position Statement on Light Pollution, Dark Night Skies criteria, and our Good Practice Guides on Good Lighting.

CASE OFFICER RESPONSE

The issues outlined by the Cranborne Chase AONB have been satisfied with the removal of the lantern and the reduced amount of glazing on the extension. The comments lodged by the parish regarding have been noted and will be discussed below.

REPRESENTATIONS

4 neighbours notified, site notice displayed at site, no representations received.

CONSIDERATIONS Visual Amenity

The dwelling is will screened from the public realm and the proposed development will not alter the view of the dwelling from the highway. The proposal in terms of materials and scale however are considered acceptable.

Residential Amenity

Within the Parish Council comments it was outlined that the first floor dormer windows would have an adverse impact on the neighbouring property to the north, however, the distance flank to flank between the neighbouring properties is approximately 30 metres, with a well-established boundary consisting of sparsely planted trees and hedging and what appears to be a large garage block, therefore it is not considered the dormers would have an unacceptable impact on the residential amenity of neighbouring occupiers.

It's not considered that the proposed enlargement on the dwelling would have an overbearing nor dominant impact.

Following consultation with the Ward Member, a condition has been added to ensure that the dormer windows are obscure glazed and maintained in this manner to prevent any significant overlooking.

Impact on AONB

The comments made by the Cranborne Chase AONB have been noted, and the agent has since receiving these comments submitted amended plans removing the roof lantern and significantly reduced the glazing of the proposed music room to limit light spill from the proposed development. A condition has also been added regarding external lighting.

Highways

Highways comments have been noted, it is not considered the proposed development would not have any significant highways impact.

CIL (Community Infrastructure Levy)

This authority does not collect CIL on householder development.

Conclusion

Objection has been received from the Parish in regards to potential overlooking, this however has been assessed and a site visit conducted. It is considered that the degree of separation, along with the boundary treatment is sufficient to ensure there is no significant overlooking leading to a demonstrable impact on residential amenity. The proposal is therefore considered acceptable *and recommended for approval*.

RECOMMENDATION

Grant permission for the following reason

01. The proposal, by reason of location, size, scale, materials, design and use does not adversely affect the character of the Listed building, context of the area, visual amenity or residential amenity in accordance with the aims and objectives of polices EQ2, EQ3, SD1, TA5 and TA6 of the South Somerset Local Plan (2006) and the provisions of the National Planning Policy Framework.

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 details indicated on the following approved drawings and documents;

-3191/4 A Survey/Elevations

-3191/5 E Ground Floor Plans as Proposed

-3191/6 E First Floor and Roof Plans as Proposed

-3191/7 F Elevations as Proposed

-3191/17 A Roof Plan Existing and Proposed

Plans received by the Local Planning Authority 28th August 2019 and amended plans received 28th October 2019. The external surfaces of the proposed development shall be as indicated on the referenced approved plans and submitted application form. No other external finishing materials shall be used in the alterations without the prior written agreement of the Local Planning Authority.

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

03. Prior to the installation of any exterior lighting relating to the extension hereby approved, details including measures to prevent light spillage and pollution shall be submitted to and approved in writing by the Local Planning Authority. Once agreed such details shall not be altered without the prior written consent of the local planning authority.

Reason: In the interests of visual amenity and to comply with Policy EQ2 of the South Somerset Local Plan (2006-2028) and to protect the character of the Cranborne Chase AONB.

04. The hereby permitted Dormer windows shall be obscure glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor level. The windows shall be permanently maintained in this manner.

Reason: To protect the residential amenity of neighbouring occupiers in accordance with policy EQ2 of the South Somerset Local Plan.