Officer Report On Planning Application: 20/01992/S73A

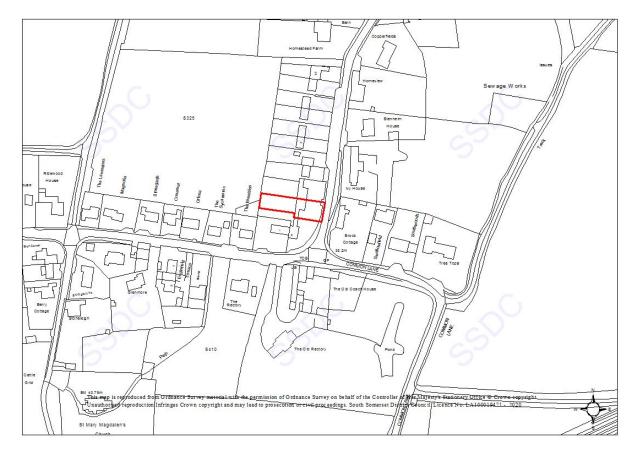
Droposal :	Application to vary condition 2 (approved plane) of planning approval
Proposal :	Application to vary condition 2 (approved plans) of planning approval
	19/02795/HOU to change the facing material of the inset street parking
	retaining walls from Blue Lias natural stone to painted render finish.
Site Address:	3 Queen Street Keinton Mandeville Somerton
Parish:	Keinton Mandeville
NORTHSTONE,	Cllr A Capozzoli Cllr C Hull Cllr P Rowsell
IVELCHESTER & ST	·
MICHAEL'S Ward (SSDC	
Member)	
Recommending Case	Stanley Norris
Officer:	Tel: 01935 462462 Email: planningcaseteam@southsomerset.gov.uk
Target date :	29th September 2020
Applicant :	Mrs Jasmine Teer
Agent:	Mr Andy Pugh Architectural Design Solutions
(no agent if blank)	Suite 8/13
	Melbourne House
	36 Chamberlain Street
	Wells
	BA5 2PJ
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

This application is referred to the Area East Committee at the request of the elected Ward Members who supported the Parish Council concerns.

SITE DESCRIPTION AND PROPOSAL





Site Description and Proposal:

The application site is a semi-detached dwelling in a residential area. Permission was previously granted for large alterations at the dwellinghouse, including the formation of off street parking to the front of the dwelling. This application seeks permission to change the facing material of the inset street parking retaining walls from Blue Lias natural stone to painted render finish.

History

19/02795/HOU - The erection of two storey side extension, single storey rear extension and formation of off street parking and patio area to the front of the dwelling. - Permitted with conditions.

Policy

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11 and 12 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The South Somerset Local Plan (2006 - 2028) was adopted on the 5th March 2015. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and Section 70(2) of the Town and Country Planning Act 1990 (as amended), the adopted local plan now forms part of the development plan. As such, decisions on the award of planning permission should be made in accordance with this development plan, unless material considerations indicate otherwise. Legislation and national policy are clear that the starting point for decision-making is the development plan, where development that accords with an up-to-date local plan should be approved, and proposed development that conflicts should be refused, unless other material considerations indicate otherwise.

Relevant policies of the plan:

SD1 - Sustainable Development

EQ2 -General Development

TA5 - Transport Impact of New Development

TA6- Parking Standards

National Planning Policy Framework:

Chapter 2 - Achieving Sustainable Development

Chapter 12 - Achieving Well Designed Places

Planning Practice Guidance, 2014. (As Amended)

Town/Parish Council

Keinton Mandeville - 'Recommend refusal'

'The proposed wall is not in keeping with the wall opposite or with the wall that is being replaced. Natural blue lias stone is predominant along the road frontage in Queen Street and should be retained to maintain the character of the streetscene, especially in this location at the southern entrance to the village.'

Other Consultees

SSDC Highways Consultant: No highways issues - no objection.

County Highways: Standing advice

Neighbour Comments

No comments received.

Principle

With an existing permission remaining extant, the principle of development is considered to be established. The only matter that needs to be considered are those that the current application seeks to amend, which consists of amending the facing material of the newly created off road paring space.

Visual and Landscape Impact

The application site is a semi-detached dwelling set back from the road by an existing Blue Lias stone boundary wall, a common theme within the street scene as noted by the Parish Council. The existing boundary wall, is partly to be retained as Blue Lias Stone, except for the inlet forming the approved parking spaces. The proposed change relates to the retaining wall forming the parking space, set back from the highway by approximately 6 metres and the desire to amend this from Blue Lias to render. It is considered that a sympathetic render would be acceptable given the setting, siting and scale.

North of the property, at 12 Queen Street, there is an example of a rendered boundary wall directly fronting the highway. It is considered that the development proposed within this application would be completed in a manor more appropriate to the setting.

Notwithstanding the comments raised by the Parish, given that there are no heritage constraints render could be applied to the exiting stone boundary wall without the need for prior consent.

Residential Amenity

It is not considered that the proposed amendment would result in any harm to the residential amenity of neighbouring occupiers.

Summary

Notwithstanding the views lodged by the Parish Council, the proposal is considered to be an acceptable amendment to application 19/02795/HOU.

Recommendation

Approve for the following reason:

01. The proposal, by reason of its size, scale and materials, respects the character of the area, causes no demonstrable harm to visual amenity in accordance with the aims and objectives of policies SD1, EQ2, TA5 and TA6 of the South Somerset Local Plan (2006-2028).

SUBJECT TO THE FOLLOWING:

- 01. The development hereby permitted shall be begun before the expiration of three years from the 12/12/2019, (being the decision date of original planning permission 19/02795/HOU). Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.
- O2. The development hereby permitted shall be carried out in complete accordance with the following approved plans:
 - -0170 JT 19-PL.04D
 - 0170 JT 19-PL.06A
 - 0170 JT 19-PL.07A

- Reason: For the avoidance of doubt as to the development authorised and in the interests of proper planning.
- O3. The external surfaces of the development shall be of materials as indicated in the application form and no other materials shall be used without the prior written consent of the local planning authority.

Reason: In the interest of visual amenity in accordance with Policy EQ2 of the South Somerset Local Plan (2006-28)