

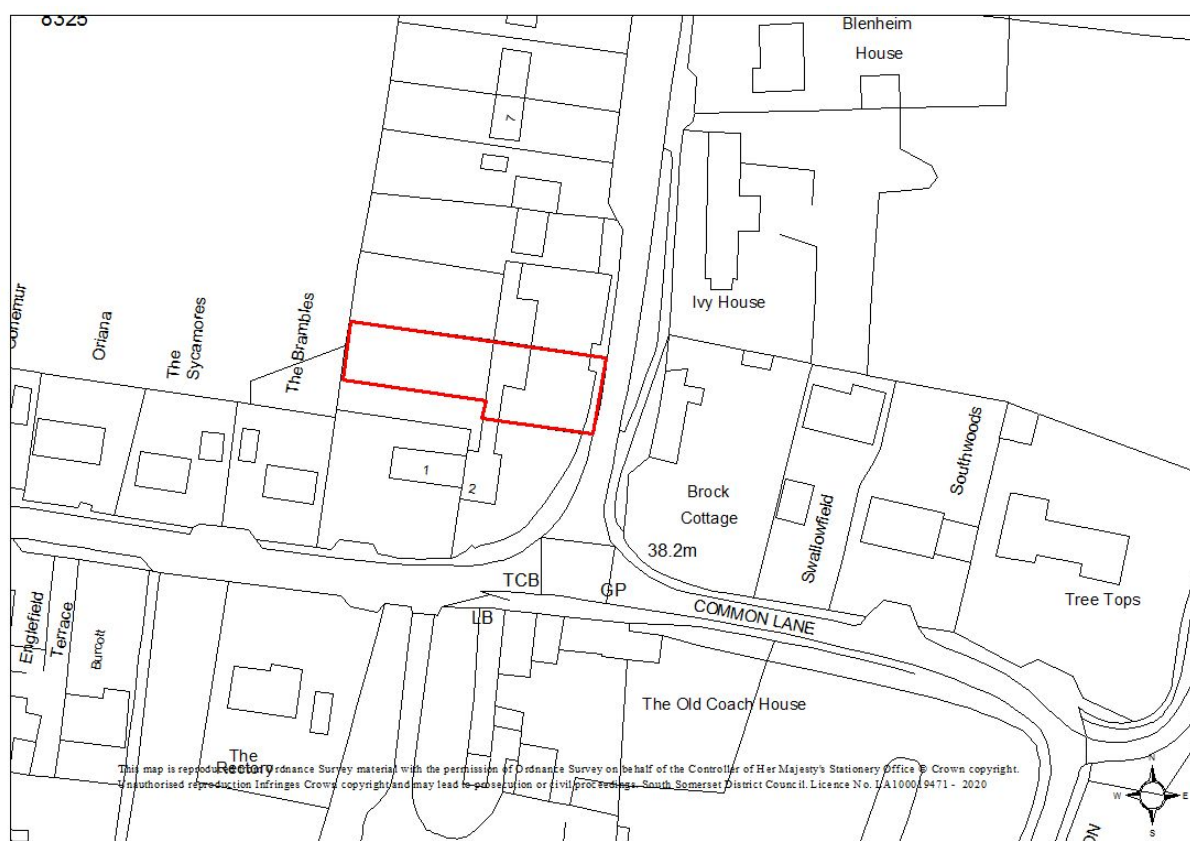
Officer Report On Planning Application: 20/01992/S73A

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, IVELCHESTER & ST MICHAEL'S Ward (SSDC Member)	Cllr A Capozzoli Cllr C Hull Cllr P Rowsell
Recommending Case Officer:	Stanley Norris Tel: 01935 462462 Email: planningcaseteam@southsomerset.gov.uk
Target date :	29th September 2020
Applicant :	Mrs Jasmine Teer
Agent: (no agent if blank)	Mr Andy Pugh Architectural Design Solutions 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



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 parking 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 manner 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 existing 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.
02. 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.

03. 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)