

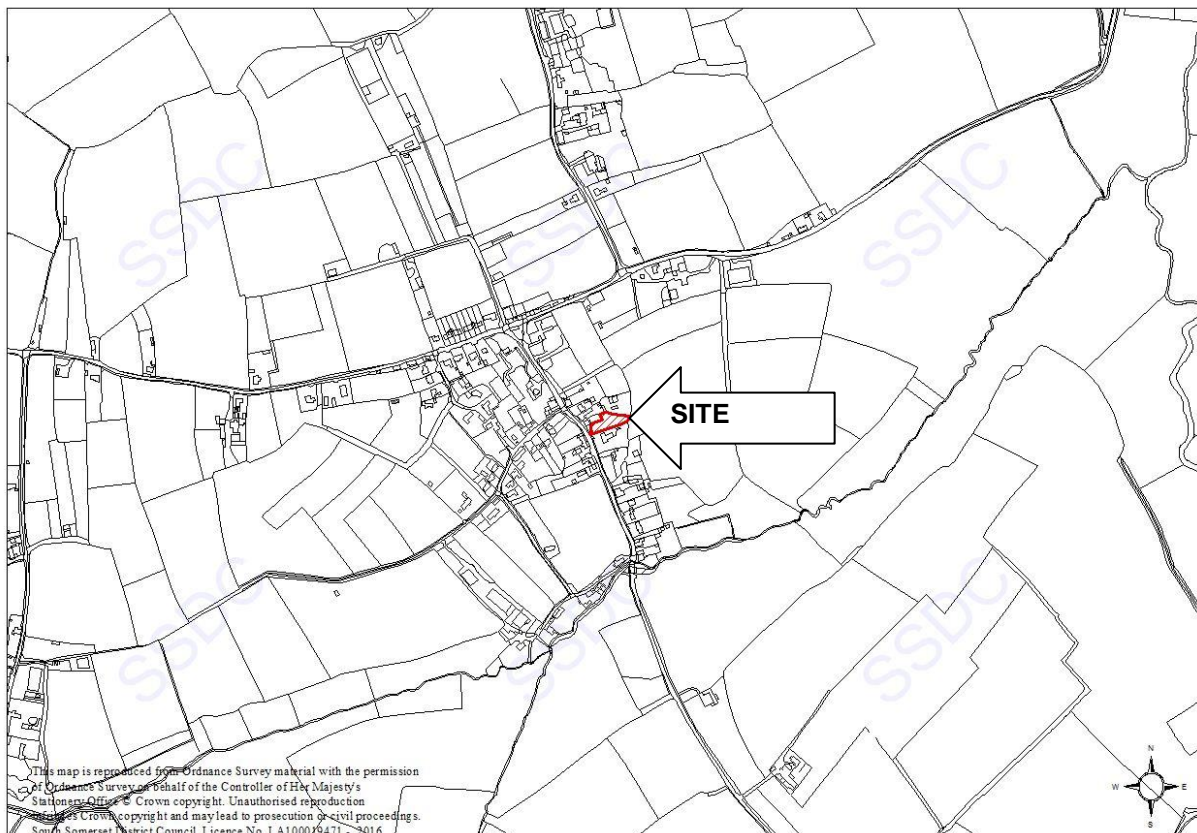
Officer Report On Planning Application: 16/01834/FUL

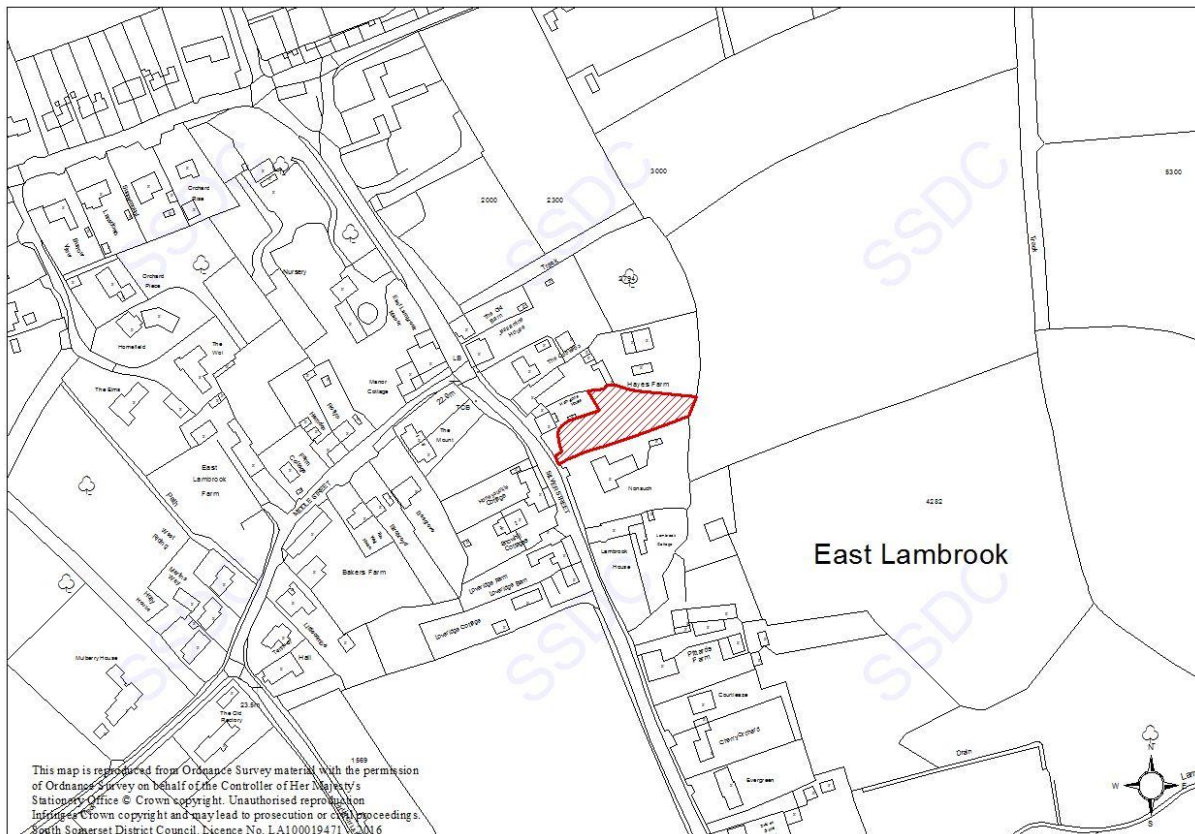
Proposal :	Installation of a pitched roof to replace an existing flat roof and erect a rear extension (amended scheme)
Site Address:	Shearstone, Silver Street, East Lambrook.
Parish:	Kingsbury Episcopi
BURROW HILL Ward (SSDC Member)	Cllr Derek Yeomans
Recommending Case Officer:	Stephen Baimbridge Tel: 01935 462321 Email: stephen.baimbridge@southsomerset.gov.uk
Target date :	21st June 2016
Applicant :	Mr And Mrs T Nash
Agent: (no agent if blank)	Smith Planning & Design Limited, Wayside, Fivehead TA3 6PQ
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

This application was referred to the Area North Committee due to the applicant's position within the District Council.

SITE DESCRIPTION AND PROPOSAL





The property, known as "Shearstone", is a detached bungalow constructed of reconstructed stone. Shearstone is located on Silver Street, within the East Lambrook Conservation Area.

This application seeks permission to install a dual pitch roof to replace an existing flat roof and to erect a rear extension. This is an amended scheme to the application permitted by the Area North Committee of 24 June 2015.

RELEVANT HISTORY

94/00931/FUL: Demolition of shed and the erection of a summerhouse – Approved 12/09/1994

15/01379/FUL: Install a dual pitch roof to replace an existing flat roof and erect a rear extension. Approved 25/06/2015

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 SS1: Settlement Strategy
Policy EQ2: General Development
Policy EQ3: Historic Environments
Policy TA5: Transport Impact of New Development

National Planning Policy Framework

Chapter 7: Requiring Good Design
Chapter 12: Conserving and Enhancing the Historic Environment

CONSULTATIONS

Kingsbury Episcopi Parish Council - No objections

County Highway Authority - No observations

Highways Consultant - No highways issues - no objection.

REPRESENTATIONS

None received

CONSIDERATIONS

The proposal differs to the scheme approved in the following ways: the omission of masonry above the door and window frames and to the end piers and gable; increased size and positioning of windows and doors; the addition of UPVC shiplap cladding to the upper portion of the gable end; and the reduction in the ridge and eaves height by 200mm.

The proposed extension is considered to be of an appropriate design and detailing that would be subservient to the main dwelling and respectful to the character of the property and Conservation Area in terms of scale and design. The materials are stated as being to match the existing property. On this basis it is not considered that it would harm the character of the property or have a detrimental impact on the visual amenity of the area, or historic environment.

It is not considered that the window layout and general bulk of the extension is such that it would give rise to undue overlooking / loss of privacy or an overbearing relationship with neighbouring properties. Therefore the proposal would not harm local residential amenity.

The Highways Authority and Highways Consultant raised no observations to the application. It is not considered that the works would result in harm to highways safety, in accordance with policy TA5.

Accordingly the proposal is considered to comply with policies SD1, SS1, EQ2, EQ3 and TA5 of the South Somerset Local Plan, and the provisions of the NPPF.

RECOMMENDATION

Grant permission subject to conditions.

01. The proposed roof extension and rear extension are of an appropriate design, detailing, and size and would have no adverse impact on visual or residential amenity, the historic environment, or highway safety. As such the proposal complies with policies SD1, SS1, EQ2, EQ3 and TA5 of the South Somerset Local Plan, and the provisions of the NPPF.

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 (except where directed otherwise by the conditions below):
Site Plan of drawing number 15/1470/01, received 26 April 2016
Drawing number 15/1470/02A, received 26 April 2016.

Reason: In the interests of proper planning and for the avoidance of doubt.

03. The development hereby permitted shall be constructed in the materials detailed on the application form, received 26 April 2016.

Reason: In the interests of visual amenity and the historic environment, in accordance with policies EQ2 and EQ3 of the South Somerset Local Plan (2006-2028).
