

Officer Report On Planning Application: 16/05531/FUL

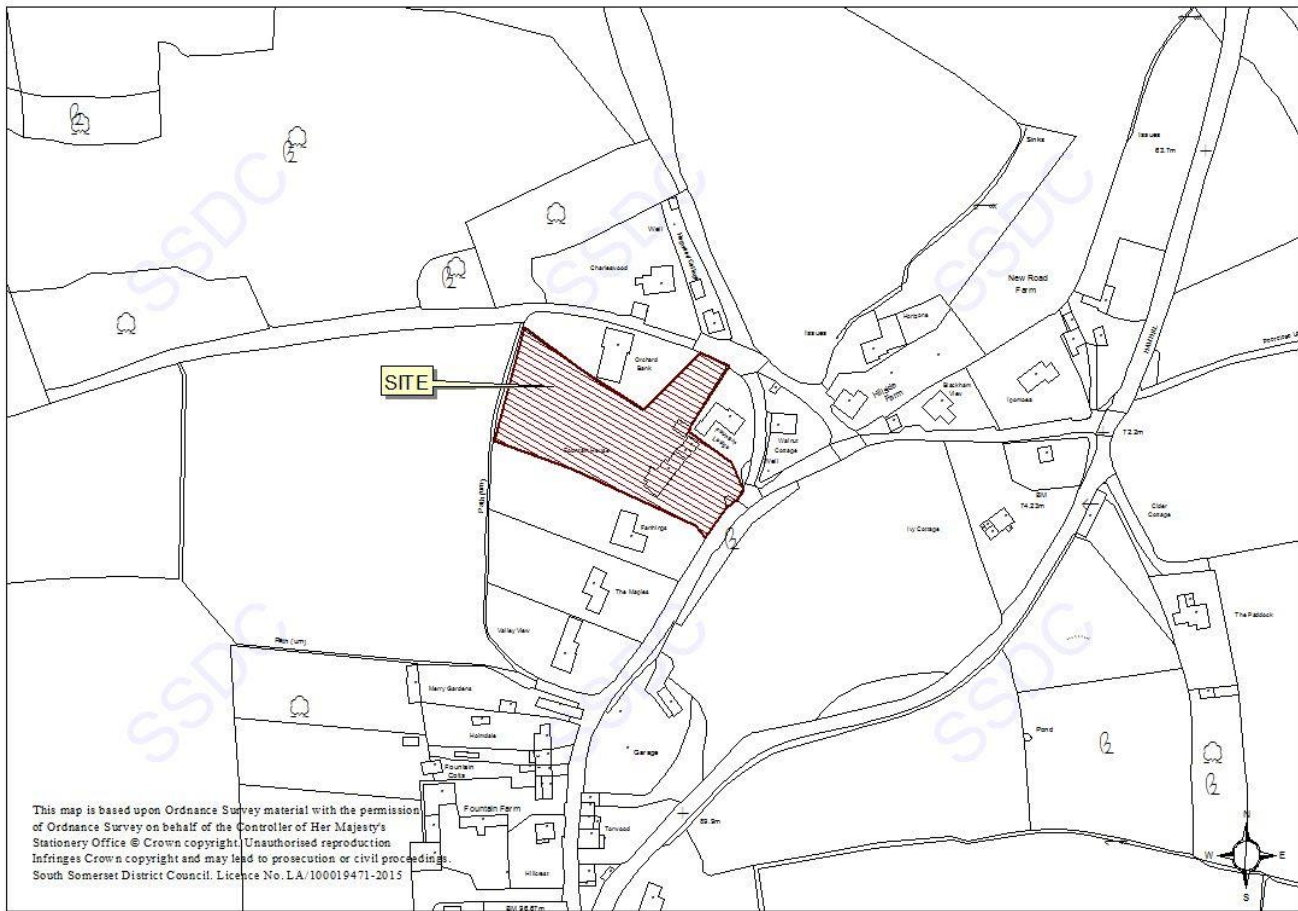
Proposal :	Two storey rear extension with link tower and internal and external alterations
Site Address:	Fountain House, Hillside Farm Road, High Ham.
Parish:	High Ham
TURN HILL Ward (SSDC Member)	Cllr Gerard Tucker
Recommending Case Officer:	Nicholas Head Tel: (01935) 462167 Email: nick.head@southsomerset.gov.uk
Target date :	17th March 2017
Applicant :	Mr & Mrs Sharp
Agent: (no agent if blank)	Collier Reading, Collier Reading Architects, Coach House Studio, 34A Chamberlain Street, Wells BA5 2PJ
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

The report is referred to Committee at the request of the Ward Member to enable a full discussion of the views of the Parish Council and neighbouring residents.

SITE DESCRIPTION AND PROPOSAL





The site is located at the northern end of the village on the west side of Hillside Farm Road. Fountain House is a Grade 2 listed house with 16th C origins. Within a similar building line to north-east and south-west are neighbouring detached houses. On its west side the house has a large garden, to the north of which is a further detached dwellinghouse.

Application is made for the erection of a two-storey rear extension with link tower and various internal and external minor alterations.

HISTORY

- 16/03445/FUL - Erection of a two storey rear extension with link tower and internal and external alterations - withdrawn
- 16/03446/LBC - The erection of a two storey rear extension with link tower and internal and external alterations - withdrawn

POLICY

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.

Policies of the South Somerset Local Plan (2006 - 2028)

SD1 Sustainable Development
EQ2 General Development
EQ3 Historic Environment
EQ4 Biodiversity

National Planning Policy Framework (March 2012):

1. Building a strong, competitive economy
2. Ensuring the vitality of town centres
3. Supporting a prosperous rural economy
4. Promoting sustainable transport
5. Supporting high quality communications infrastructure
6. Delivering a wide choice of high quality homes
7. Requiring good design
8. Promoting healthy communities
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment

National Planning Practice Guidance - Department of Communities and Local Government, 2014.

Policy-related Material Considerations

Somerset County Council Parking Strategy, March 2012 and September 2013.
Somerset County Council Highways Standing Advice, June 2013.

CONSULTATIONS

Parish Council: *The Parish Council unanimously were unable to support the application in its current form. It was noted that many improvements had been made since the last application which had improved matters somewhat in addressing several problems. The plans now show, instead of a tower, extra windows on one side of the extension. It was felt that significant concern still remained regarding the loss of neighbours privacy due to the extra balcony and the amount of additional glass. It was felt that the neighbours concerns should be acknowledged.*

Highways Authority: Standing advice applies.

SSDC Conservation Officer: No comments or objections. Subject to appropriate conditions.

SSDC Ecologist: A bat survey was required, and the application was pended for some months to enable this to be done. After considering the outcome of the survey, which indicated that no evidence of bats was found, no objection is raised.

REPRESENTATIONS

Two letters have been received, objecting to the proposals. The following main points are made:

- whilst some changes and improvements have been made since the previous (withdrawn) application, the scale and impact of the proposal causes concern
- the proposal ignores the topography
- the two-storey extension will have a significant and intrusive impact on neighbours
- the proposal causes harmful overlooking, particularly to the windows of Orchard Bank (nearby house)
- it is not accepted that the proposal is for use as a family home - a neighbour have been given to understand that the development is intended for use as a letting business; such a use is opposed
- former proposals for the erection of a tree house (this proposal was withdrawn) are mentioned and objected to
- the proposals are seen in principle as an improvement to the dwelling as it exists at the moment

CONSIDERATIONS

The proposal seeks to erect a two-storey rear extension, as well as make various minor changes to the original building. It is a simple householder extension to an existing house. However, the building is listed. The main issues, therefore, are the visual impact and the impact of the proposal on the listed building; and the impact on residential amenity.

Visual Impact

The visual impact is limited to the rear of the property, away from public views from the highway. Although the houses is visible from gardens of houses to the north, the scale remains domestic and the building is well back from the site boundaries. It is not considered that there is any visual impact to the setting that causes harm to warrant a refusal of the proposal.

Impact on Listed Building

The application is subject to a parallel listed building consent application (16/05532/LBC), and has been assessed by the Conservation Manager. The design is the result of a long interactive process between the Conservation team and the applicant. The new build section is clearly of modern design and appearance, differentiating the new work from the historical fabric, and is considered to respect the historical character and appearance of the original building. There is not considered to be any harm to the listed building that would indicate refusal of the development proposal.

Impact on Residential Amenity

There are houses within a similar building line to north and south of the property. The occupants of the house to the south ('Farthings') have raised no objection on amenity grounds, other than concerns over possible future use of the premises.

The house to the north, 'Fountain Lodge' is set down from the site and is partially screened by an existing outbuilding. The proposals are not considered to cause unacceptable harmful impacts on the amenity of this house.

The only objection to the proposals on amenity grounds has been raised by the owners of Orchard Bank, to the north-west of the site. The distance separating the closest part of the extension from Orchard Bank is in excess of 24m, well within acceptable general standards to avoid harmful window-to-window overlooking. However, examining the position of actual windows, there is only one large bedroom window in the development with an unimpeded view from the proposal - the window with sliding doors and a 'Juliette' balcony. This window faces north-east, with any views towards Orchard Bank at an oblique angle in excess of 45 degrees; the distance separating this window from the bungalow exceeds

28m. The other window to this bedroom looks internally into the conservatory, and has restricted views out of the house. Whilst the change in levels between the two dwellings is noted, the layout and orientation of Orchard Bank offers protected amenity space, and the boundary treatments offer a degree of screening, with scope for further screening should neighbouring owners wish it. There is therefore not considered to be a case which demonstrates a harmful loss of privacy that would represent harm to residential amenity.

It is not considered that there is a level of amenity harm represented by these proposals that would warrant a refusal of the application.

Issues Raised by Parish Council

The issues raised have largely been dealt with above. The amount of 'glass' in the elevations is, in fact, lower than on the scheme originally considered and withdrawn by the applicant. The issue of overlooking and neighbouring privacy is dealt with above.

Issues Raised by Neighbours

The concerns of neighbouring residents have been carefully considered and largely dealt with above. The issue of possible future use of the property is not under consideration with this application, and is not a material consideration. Similarly, as there is no proposal being considered for the erection of a tree house in the garden, this is not an issue which can be given any weight. Whilst the concerns raised are noted, it is not considered that any matter has been raised that would indicate a refusal of the application.

Conclusion

The proposal is for an extension and improvement of the dwellinghouse that is of a reasonable scale, and a design which respects the setting and character of the building. There are not considered to be harmful impacts on visual or residential amenity that would justify a refusal. The proposal is recommended for approval.

RECOMMENDATION

Grant permission.

01. The proposal, by reason of its scale, design and materials, respects the character and appearance of the setting and of the listed building, and causes no demonstrable harm to residential amenity or ecology, in accordance with the aims of the NPPF and Policies SD1, EQ2, EQ3 and EQ4 of the South Somerset Local Plan.

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: the drawings ref. S5221 numbers 100F, 101N and 102R.

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

03. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, including dormer windows, or other openings (including doors) shall be formed in the building, or other external alteration made without the prior express grant of planning permission.

Reason: In the interests of residential amenity and to accord with the NPPF and Policy EQ2 of the South Somerset Local Plan.

04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), there shall be no extensions to this building without the prior express grant of planning permission.

Reason: In the interests of visual and residential amenity, and to accord with the NPPF and Policy EQ2 of the South Somerset Local Plan.

Informatives:

01. This permission is not a grant of Listed Building Consent, and all works should be carried out only in accordance with any conditions attached to a grant of Listed Building Consent to undertake the works to the listed building.
-