

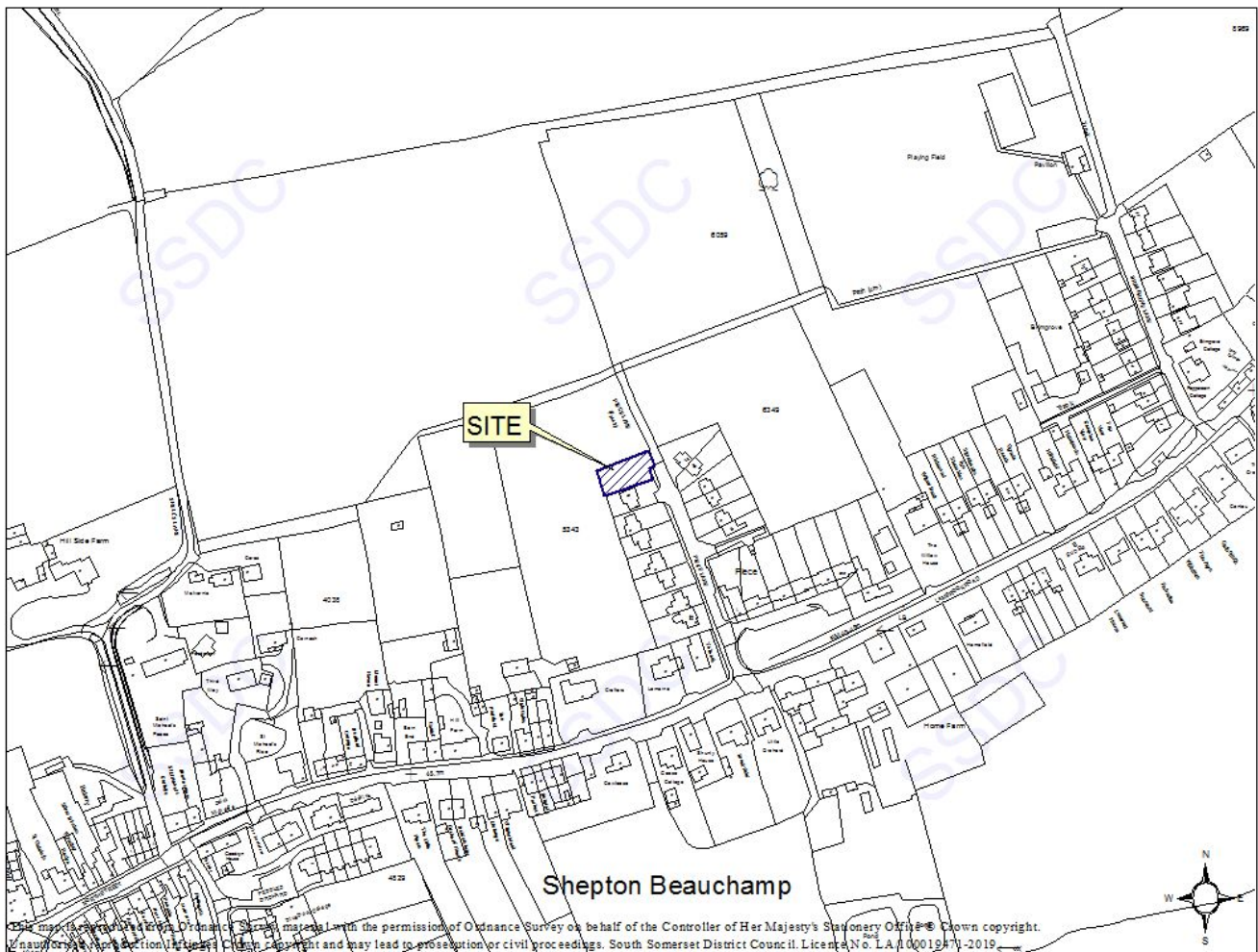
Officer Report On Planning Application: 19/00259/HOU

Proposal :	Conversion of existing garage with single storey lean to extension to the rear of the property to create a new kitchen, diner and utility room.
Site Address:	15 Piece Lane, Shepton Beauchamp, Ilminster.
Parish:	Shepton Beauchamp
SOUTH PETHERTON Ward (SSDC Members)	Cllr A Dance Cllr C Raikes
Recommending Case Officer:	Charles Cooksley Tel: 01935 462462 Email: planningcaseteam@southsomerset.gov.uk
Target date :	25th March 2019
Applicant :	Mr & Mrs G Cox
Agent: (no agent if blank)	Paul Day, Honeysuckle Cottage, Church Street, Kingsbury Episcopi, Martock TA12 6AU
Application Type :	Other Householder - not a Change of Use

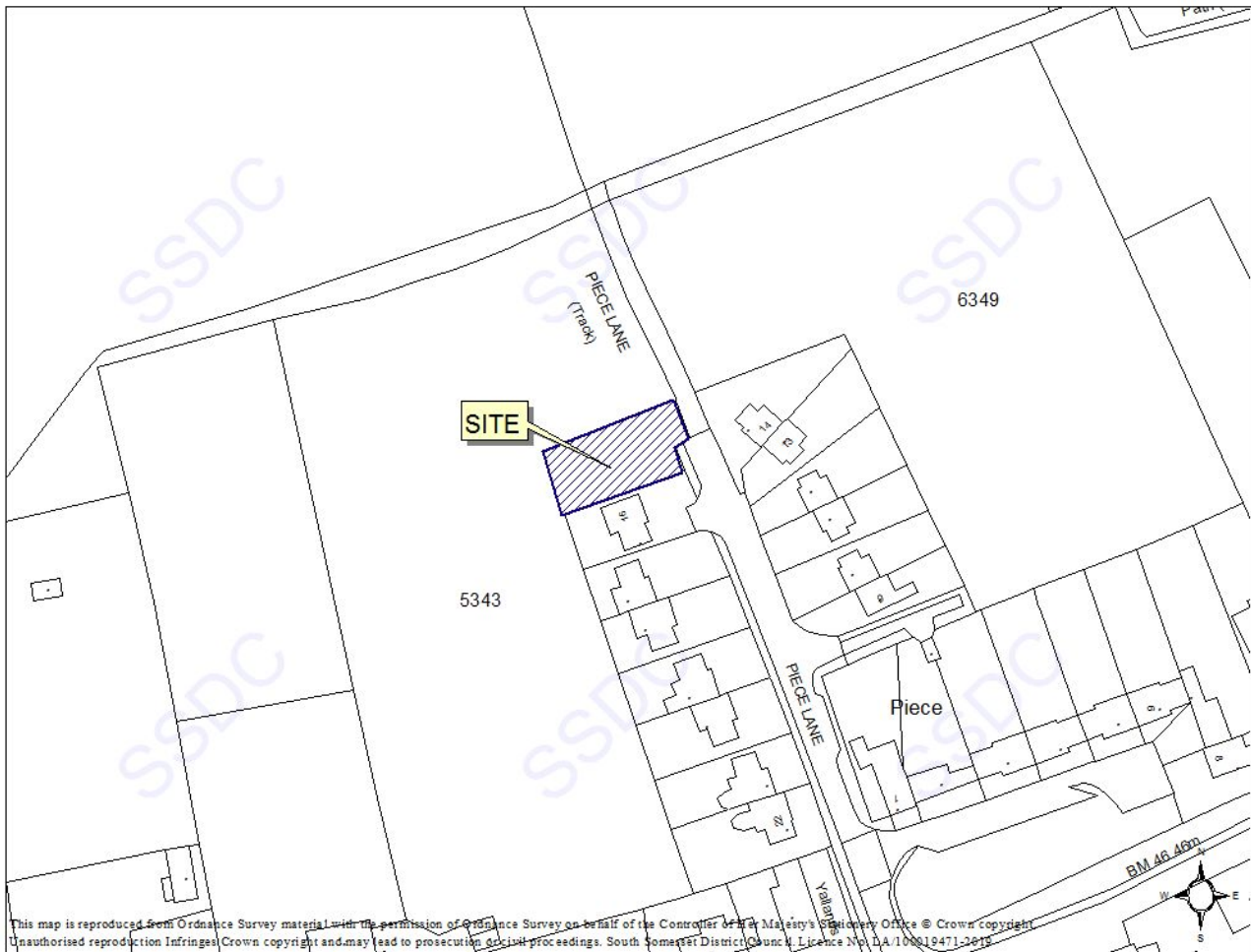
REASON FOR REFERRAL TO COMMITTEE

This application is referred to the committee as the applicant works at South Somerset District Council.

SITE DESCRIPTION AND PROPOSAL:



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The site is located at the end of Piece Lane in Shepton Beauchamp. The site is within a residential setting but is bordered by agricultural land along the rear and side boundary. The property is a detached, two-storey dwelling constructed of reconstructed stone with concrete interlocking roof tiles and upvc windows and doors. This application seeks permission for the conversion of existing garage with single storey lean-to extension to the rear of the property to create a new kitchen, diner and utility room.

HISTORY

03/00518/FUL Erection of first floor extension over existing garage – Permitted with conditions - 03.04.03

POLICY:

South Somerset Local Plan 2006-28:

Policy SD1- Sustainable Development

Policy EQ2 - Design and General Development

Policy TA5 - Transport Impact of New Development

Policy TA6 - Parking Standards

National Planning Policy Framework:

Chapter 8 - Promoting healthy and safe communities

Chapter 11 - Making effective use of land

Chapter 12 - Achieving well-designed places

Planning Practice Guidance
Design 6th March 2014

South Somerset District Council Supplementary Guidance - Extensions and Alterations to Houses - A Design Guide

CONSULTATIONS

Town/Parish Council: Shepton Beauchamp - Verbal update at committee as no comments received at present.

Somerset County Council Highways Authority: Standing advice applies.

Highways Consultant: "It would appear that there is sufficient on-site parking provision within the site to off-set the loss of the garage."

REPRESENTATIONS

Neighbour Comments:

One neighbour notified and site notice displayed - no representations received.

CONSIDERATIONS

Design/Layout/Materials

The plans outline that the extension will be completed in matching materials. Furthermore, the extension is subservient and not a dramatic departure from the existing rear elevation ensuring that there will be no harm to the established character of the dwelling. Additionally all alterations/ development are isolated to the rear of the dwelling, and therefore not openly visible from Piece Lane lessening any potential impact upon the street scene and the surrounding visual setting. Subject to compliance with relevant policies and material considerations, the principle of development is accepted in accordance with Policy EQ2 of South Somerset Local Plan (2006-2028)

Residential Amenity

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 development will not be capable of demonstrable harm to the amenity of neighbouring residents in accordance with Policy EQ2 of South Somerset Local Plan (2006-2028)

Highways

The proposal will involve the conversion of the garage into a kitchen/dining and utility room. Even with the loss of parking space, it is determined that the site is able to satisfy the optimum parking strategy for this property size and area. Therefore by reason of the nature of the proposal there is not a negative impact upon parking or highway safety and therefore acceptable in accordance with Policy TA5 & TA6 of South Somerset Local Plan (2006-2028)

CIL

This Authority does not collect CIL from householder development.

Summary

No objection is recorded. The proposed development is considered to be acceptable and recommended for approval.

RECOMMENDATION

Approve for the following reason:

01. The proposal, by reason of its size, scale and materials, respects the character of the area and causes no demonstrable harm to residential amenity in accordance with the aims and objectives of Policies SD1, EQ2, TA5 & TA6 of the South Somerset Local Plan (2006-28) and the provisions of the National Planning Policy Framework (2018).

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 date stamped as received on 28th January 2019 and reference:

Drawing No.: 6851 - 01 - Drawing Title: Proposed Site Plan, Location Plan and Survey Drawings
- Scales: 1:50, 1:100, 1:500 and 1:1250

Drawing No.: 6851 - 02 - Drawing Title: Proposed Floor Plans, Sections, Elevations and Roof Plan
- Scales: 1:50 and 1:100

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