

Officer Report On Planning Application: 19/00587/HOU

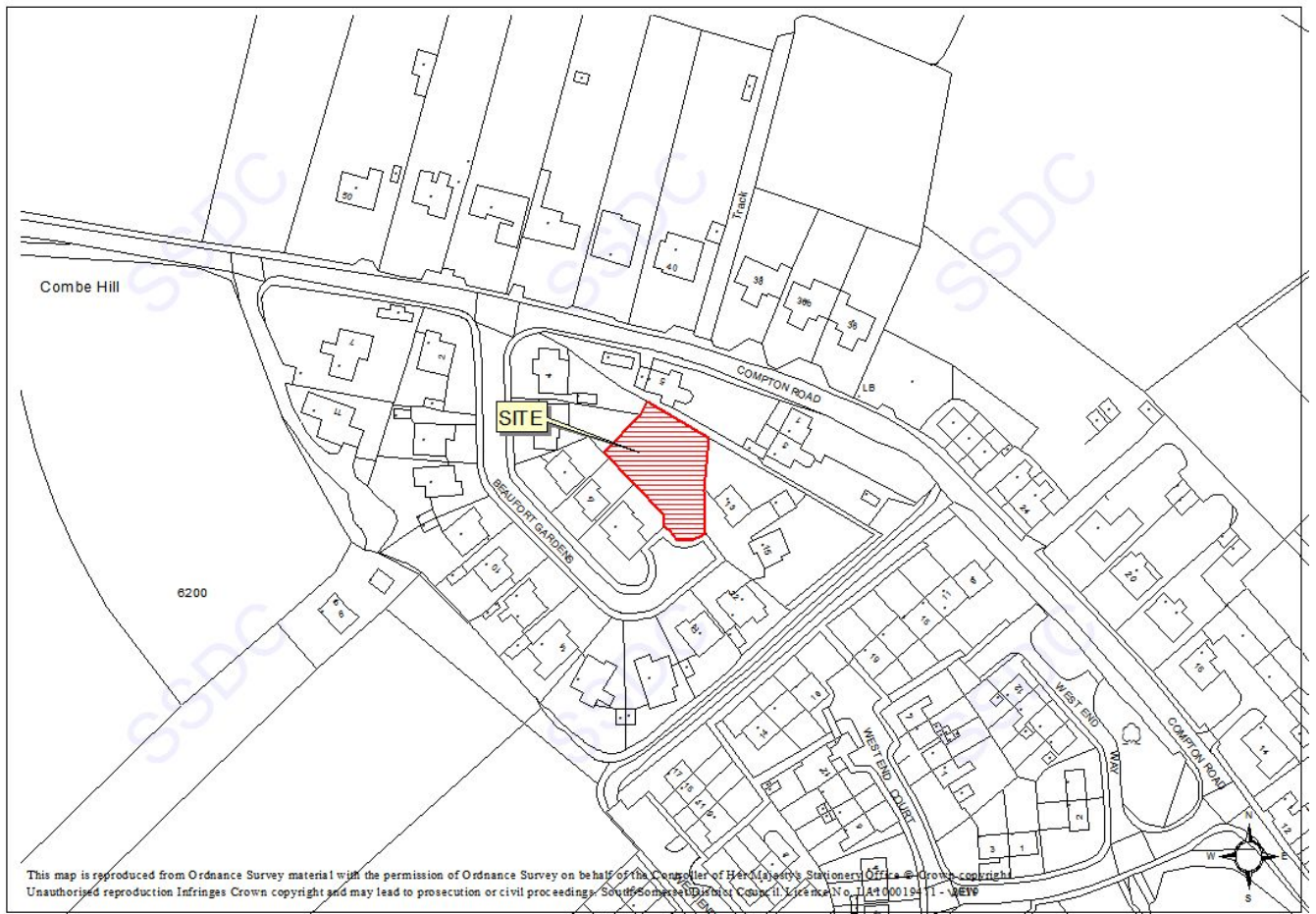
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| Proposal : | Erection of two storey side and rear extension. |
| Site Address: | 11 Beaufort Gardens, South Petherton TA13 5HS |
| Parish: | South Petherton |
| SOUTH PETHERTON Ward (SSDC Member) | Cllr A Dance and Cllr C Raikes |
| Recommending Case Officer: | Jacqui Churchill |
| Target date : | 26th April 2019 |
| Applicant : | Mr Daniel Davies |
| Agent: (no agent if blank) | Mr Andrew Gowland, 1 Houndwood Drive, Street BA16 9PN |
| Application Type : | Other Householder - not a Change of Use |

REASON FOR REFERRAL TO COMMITTEE

At the request of the Ward Member and with the agreement of the Area Chairman, this application is referred to Area Committee for full consideration around Policy EQ2 (Design and General Development) of the South Somerset Local Plan 2006-28.

SITE DESCRIPTION AND PROPOSAL





11 Beaufort Gardens is a detached, two-storey property constructed of recon stone under a tiled roof with uPVC openings.

This application seeks permission for the erection of a two storey side and rear extension.

HISTORY

07/03315/FUL - Erection of a single storey side extension and two storey rear extension - permitted with conditions 21.02.2008.

POLICY

South Somerset Local Plan 2006-28:

Policy EQ2 - Design and General Development
Policy TA5 - Transport Impact of New Development
Policy TA6 - Parking Standards

NPPF:

Chapter 12 - Achieving Well Designed Places

Planning Practice Guidance.

Somerset County Council Parking Strategy (September 2013) and Standing Advice (June 2017)

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

South Petherton Neighbourhood Plan

CONSULTATIONS

Town/Parish Council: South Petherton Parish Council - "The planning committee had no objections but did want to note that the proposal seems to be very close (3m) from the boundary which is a retaining wall, this does seem very close to me, and probably very imposing on the property below".

Other Consultees:

Highways Authority: Standing advice applies (in this case, Amber Zone location and consequent need for 3 off- street car parking spaces).

Highways Consultant: No highways issues, no objections.

REPRESENTATIONS

Neighbour Comments: A site notice was displayed and 9 neighbours were notified. The following representation was received:

5 Compton Road - The development is too large for the site and it will excessively dominate our property and in particular our garden. The construction of the new north easterly facing gable wall will be too close to our boundary and will compromise the structural stability of the retaining wall on that border, with the potential for collapse of the retaining wall. The windows on the south west elevation, particularly the first floor windows overlook our house, conservatory and garden compromising our privacy. The height and size of the development will reduce our enjoyment of sunlight/daylight from the south, particularly in our garden.

Officer response - although the structural stability of the retaining wall is not a material planning consideration and would likely be considered as part of the Building Control process, the other concerns will be dealt with below.

CONSIDERATIONS

Principle of Development

The proposal is made for the alteration and extension of an existing dwelling in South Petherton. The extension of existing properties is usually acceptable in principle subject to the proposed development being in accordance with Development Plan policies and proposals.

It is noted that a previous application for a single storey side extension and two storey rear extension was approved but not implemented in 2008.

The main considerations in assessing this revised scheme will be the impact on the residential amenity of neighbouring residents, the impact on visual amenity of the area and impact on highway safety.

Scale and Appearance

Policy EQ2 of the South Somerset Local Plan requires the proposal, in terms of density, form, scale, mass, height and proportions, to create a quality place, respect local context and character and to have regard to South Somerset District Council's Development Management advice and guidance. The National Planning Policy Framework (NPPF) also highlights the importance of high quality design. SSDC have published a Residential Extension Guide which further protects the amenity of neighbouring properties, stating that extensions must not reduce the existing amenities of neighbours by overlooking or overshadowing. It also protects the character of the house, requiring extensions to be in keeping with the character of the building by neither dominating the building nor upsetting the balance of its original design.

In this case the property is located in a residential road of differing style properties with the neighbouring property to the north being a two storey property on significantly lower ground level.

The two storey side and rear extension wraps around the existing north-east side and rear elevation of the property. On the front elevation, the proposal extends the existing roof along the same ridgeline and mirrors an existing gable giving the appearance of balance. Although the proposed gable extension on the rear elevation is set at the same height as the existing property and therefore not subservient in line with SSDC's design guide, it is not considered uncharacteristic or out-of-keeping for the large, detached host property. Materials are stated as matching.

As such, it is not considered that the proposal causes demonstrable harm to visual amenity and therefore accords with policy EQ2 of the South Somerset Local Plan 2006-28 and the provisions of the NPPF 2019.

Residential Amenity

The occupants of the neighbouring property to the north (5 Compton Road) have raised an objection on the basis that the proposal will dominate their own property and will result in overlooking and the loss of privacy.

Although the Parish Council have raised no objections, they have gone on to say that they note that the proposal seems to be very close to the retaining boundary wall which is probably very imposing on the property below.

The proposed two storey side and rear extension adds considerable bulk to the application property. The neighbouring property to the north (5 Compton Road) is located on significantly lower level than the application property. The proposed two-storey extension is approximately 2.6m away from the boundary at its closest point. Due to the orientation, difference in levels and proximity to the boundary it is considered that this could be an overbearing and an unneighbourly form of development creating a poor relationship with 5 Compton Road.

It is also considered that the first floor window that serves Bedroom 2 would introduce additional overlooking and loss of privacy into the immediate amenity space of 5 Compton Road.

It is noted that the previously approved proposal reference 07/03315/FUL benefited from a two storey rear extension with a single storey side extension which mitigated the concerns raised by this application.

The agent was offered the opportunity to address the concerns of this application but requested to proceed with the current proposal.

It is considered that the proposal causes demonstrable harm to residential amenity and therefore is contrary to Policy EQ2 of the South Somerset Local Plan 2006-28 and the provisions of the NPPF 2019.

Highways: The proposal satisfies the requirements of the Somerset Parking Strategy 2013.

CIL: This Authority does not collect CIL from householder development.

RECOMMENDATION

Refuse for the following reasons:

FOR THE FOLLOWING REASONS:

01. The proposal includes a bedroom window at first floor level on the rear elevation that would directly overlook the rear of neighbouring residential property at 5 Compton Road. This would adversely impact upon the amenities of the occupiers of the neighbouring property contrary to Policy EQ2 of the South Somerset Local Plan 2006-28 and the core planning principles of the National Planning Policy Framework 2019.
02. The proposed two storey extension by virtue of its height, bulk and close proximity to the boundary of the site would result in an overbearing and unneighbourly form of development that will cause unacceptable harm to the residential amenity of the occupiers of 5 Compton Road. As such, the proposal is contrary to Policy EQ2 of the South Somerset Local Plan 2006-28 and the core planning principles of the National Planning Policy Framework 2019.

Informatives:

01. In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions. The council works with applicants/agents in a positive and proactive manner by;
 - offering a pre-application advice service, and
 - as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions

In this case, the applicant/agent did not take the opportunity to enter into pre-application discussions.
