

Officer Report On Planning Application: 09/04877/FUL

Proposal :	The erection of extensions to dwelling (GR 354897/116605)
Site Address:	19 Willow Road Yeovil Somerset
Parish:	Yeovil
Yeovil (West) Ward (SSDC Member)	Cllr J Freke, Cllr R Kendall, Cllr I Martin
Recommending Officer:	Case Sam Fox Tel: 01935 462039 Email: sam.fox@southsomerset.gov.uk
Target date :	8th March 2010
Applicant :	Mr Herridge
Agent: (no agent if blank)	Mrs Marie Louise Green 61 The Park Yeovil Somerset BA20 1DF United Kingdom
Application Type :	Other Householder - not a Change of Use

Reason For Referral to Committee

The application is reported to committee as the applicant is employed by the district council and has an input into the planning application process.

Site Description And Proposal



The property is a single storey semi-detached dwelling of brick construction surrounded by a mix of single and two storey, semi-detached and detached dwellings of similar age and design. The property currently benefits from a detached garage and gardens to the front and rear.

The proposal is for the erection of single storey rear and front extensions.

History

None recent

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that decision must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise,

Regional Spatial Strategy

Vis 1 - Expressing the Vision

Vis 2 - Principles for Future Development

EN4 - The Built Environment

Somerset and Exmoor National Park Joint Structure Plan (Adopted 2000)

STR1 - Sustainable Development

South Somerset Local Plan (Adopted April 2006)

ST5 - General Principles of Development

ST6 - The Quality of Development

Consultations

SSDC Technical Services - Surface water disposal via soakaways

SCC Highways - No observations

Yeovil Town Council - No objections.

Representations

Eight neighbours have been notified, two letters of representation have been received raising the following issues:

I object due to 3.5m of south facing extension seems excessive and as such would severely impede my outlook and right to light. Photos and plans to show impact provided. I have no objection to front extension.

External materials to match existing, no render. Property backs on to sheltered housing, due consideration be given to noise and working hours.

Considerations

The proposed extensions are to be added to the front and rear elevation of the existing bungalow. The extension to the front will provide an ensuite and will only extend 1.2 m out from the bungalows front wall and extend 3.95 m in length. The extension to the rear

is similarly small in scale measuring some 3.5 m in depth and 6.3 m in length. This will provide a dining area. The extensions in terms of design and form will prove compatible with the existing bungalow.

In terms of finish the extension to the front is proposed to be constructed in brick to match the existing dwelling and the extension to the rear is to be finished in either render or matching brickwork. A condition will need to be imposed to cover this aspect (details to be agreed prior to any commencement).

A poor relationship issue with the adjoining semi-detached bungalow has been argued on the basis that the proposed extension to the rear extends too far out and will severely impede both outlook and light to the neighbours property. In this connection the flank wall of the proposed extension will stand within close proximity of the party boundary of the semi-detached bungalows and will extend 3.5 m out. Whilst the concerns are noted, it will be appreciated that the same extension can be constructed without the need for a planning permission to a depth of 3 m and that the rear wall of the bungalows face toward the south-west. Consequently any loss in light should be minimal and comparative to a permitted development extension, any perceived dominating effect would not result in demonstrable harm sufficient to warrant a refusal of the application.

The application is reported for a delegated conditional approval.

Recommendation

Grant permission 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 ST5 and ST6 of the South Somerset Local Plan (Adopted April 2006).

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 not be commenced until particulars of the materials (including the provision of samples where appropriate) to be used for external walls have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity to accord with policy ST6 of the South Somerset Local Plan (Adopted April 2006).