

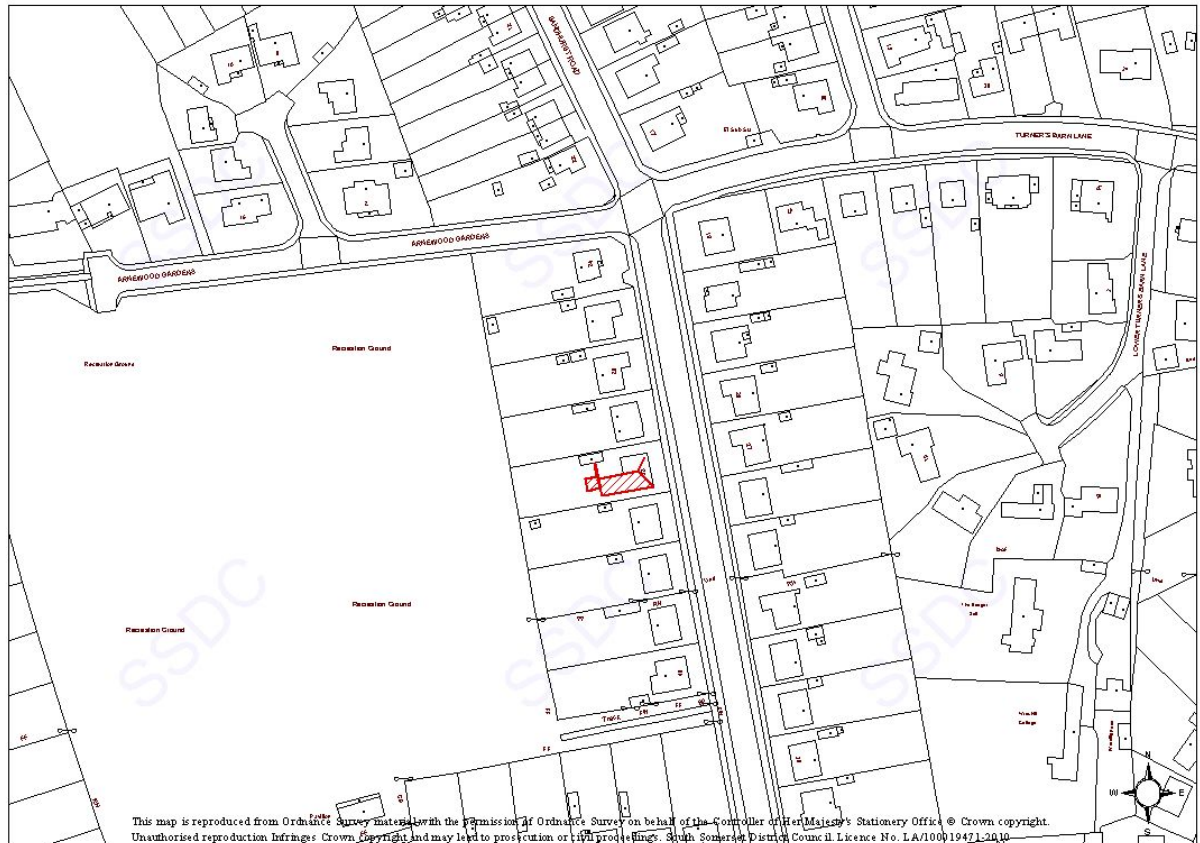
Officer Report On Planning Application: 10/00318/FUL

Proposal :	Alterations and the erection of an extension to bungalow to include raising of roof to form additional accommodation (revised application) (GR 354609/114485)
Site Address:	32 Sandhurst Road Yeovil Somerset
Parish:	Yeovil
Yeovil (South) Ward (SSDC Member)	Cllr D Greene, Cllr T Parsley, Cllr A Smith
Recommending Officer:	Case Andrew Collins Tel: 01935 462276 Email: andrew.collins@southsomerset.gov.uk
Target date :	19th March 2010
Applicant :	Mr N C Murrell
Agent: (no agent if blank)	
Application Type :	Other Householder - not a Change of Use

Reason for Referral to Committee

This application is brought to committee as the applicant is an officer in the Building Control Section.

Site Description And Proposal



The site is located within the development area. The road is level at this point and is characterised by bungalows of a similar design and style. It is proposed to raise the roof by 1.5 metres, erect a single storey extension to extend kitchen, form a utility room and porch. In addition it is proposed to make the conservatory smaller by the erection of a brick lounge extension. A hipped roof is proposed to the front with a dormer window and a further dormer is proposed on the northern elevation.

Planning permission was granted, under planning application 08/04470/FUL, for a gable roof to the front. It is now proposed to erect a hipped roof and dormer to the front. The dormer to the side (north), the applicant stated will be fixed with obscure glazing to protect residential amenity. At present the ridge of the bungalow (and its neighbours) is parallel to the road, this proposal involves the ridge going at right angles to the road and being raised.

History

90/03161/FUL - The erection of a replacement garage - Permitted with conditions - 04/10/90

91/02835/FUL - The erection of a conservatory - Permitted with conditions - 29/8/91

99/01205/FUL - The erection of a conservatory - Permitted with conditions - 02/07/99

08/01547/FUL - Alterations and extensions to dwelling to include raising of roof and the formation of rooms in roof space - Application Refused - 20/05/08 - **(Appeal dismissed - 09/03/09)**

08/04470/FUL - Alterations and extensions to dwelling to include raising of roof and the formation of rooms in roof space (Revised application) - Permitted with conditions - 11/12/08

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,

The development plan comprises the Regional Spatial Strategy (Regional Planning Guidance 10: The South West), The Somerset and Exmoor National Park Joint Structure Plan Review, and the South Somerset Local Plan (adopted April 2006).

The policies of most relevance to the proposal are:

Draft Regional Spatial Strategy for the South West (Proposed Changes June 2008):

Regional Spatial Strategy 10: The South West
Regional Spatial Strategy (RSS10) Draft 2006
Development Policy A (Identifies Yeovil as a Strategically Significant Town)
Development Policy E (High Quality Design)
Development Policy G (Sustainable Construction)

Somerset and Exmoor National Park Joint Structure Plan
STR1 (Sustainable Development)
STR4 (Development in Towns)

South Somerset Local Plan (Adopted April 2006)
ST3 (Development Areas)
ST5 (General Principles of Development)
ST6 (The Quality of Development)

Consultations

Area Engineer - "Surface water disposal via soakaways."

Somerset County Council - Highways - "No observations"

Yeovil Town Council - Recommend approval

Representations

None received

Considerations

Effect upon residential amenity

A dormer window is proposed on the northern elevation. However, due to this being fitted with obscure glazing this would not result in significant overlooking. Two side windows are proposed on the southern elevation which the adjoining neighbour request are obscure. They are relatively high level but consider that this to be reasonable.

The neighbouring property owner of no 30, the property to the north, during the course of the previous application objected to the proposals as the increase in height is considered to result in loss of light via an obscure thin light window. It is conceivable that the proposal would result in less sunlight but it is not considered to unacceptably affect light to this room. In addition, in examining the planning history for this property, there is a large window on the western elevation next to the existing conservatory. This would still allow light into the neighbouring property.

History

As stated above, planning application 08/01547/FUL was refused by the Area South Committee in May 2008 and dismissed at appeal. The applicant twin tracked the revised application (08/04470/FUL) and the fall back position of this approval was considered by the appeal inspector. Comments made by the appeal inspector are also pertinent to this application. At paragraph 5 the inspector says,

"... However the extension would also incorporate three large dormers of varying sizes with the north, west and east roof planes. These visually prominent features on the hipped roof formation would be prominent and visually discordant features in the street scene and from the playing fields to the rear, and would be at odds with the simple roof formations in the area. The addition of the bulky dormers would also give a top-heavy and cluttered appearance to the parent building."

In addition at paragraph 8 she said,

"I have visited other specified examples of bungalows with extended additional floors and I note that these share some of the characteristics as the appeal proposal, in terms of being in visually prominent positions within the street scene and of raising the ridge height to allow for an additional floor. However they do not involve bulky, out-of-scale, obtrusive dormer extensions, and therefore do not alter my view."

Design

In considering the above comments made by the planning inspector the street scene needs to be carefully considered. In addition the applicant has referred to other properties that have been extended within the street. One referred to is number 7 Sandhurst Road, which has recently been approved and is being implemented. This has a raised roof, hip to front with dormer, but roof lights in the side roof slope. The applicant is proposing a dormer to the front and side of the property. It is therefore considered that this proposal is significantly different and no comparison can be made.

In considering the street scene the proposed application would be no different from the refused scheme which was dismissed at appeal. These aspects were considered by the appeal inspector and quoted above.

Conclusion

It is not considered that the raising of the roof would have a detrimental impact upon visual or residential amenity. It is also considered that a hipped roof and dormer to the front is an improvement on the street scene but the side dormer (north) is still proposed. If a roof light was proposed to the side this would be in keeping with other dwellings in the vicinity. These comments were made to the applicant at pre-application and the submission has not taken on board these comments. On this basis it is not possible to support this application. The insertion of 2 dormers of different sizes and styles the property has a top-heavy appearance from the street and does not vary (from the front/street) to the application dismissed at appeal.

Recommendation

Refuse permission

Subject to the following:

01. By reason of the proposed number, bulk, scale and design of the dormer windows, the proposal will have an adverse affect upon the streetscene and as such the proposal is contrary to Policies ST5 and ST6 of the South Somerset Local Plan 2006.