

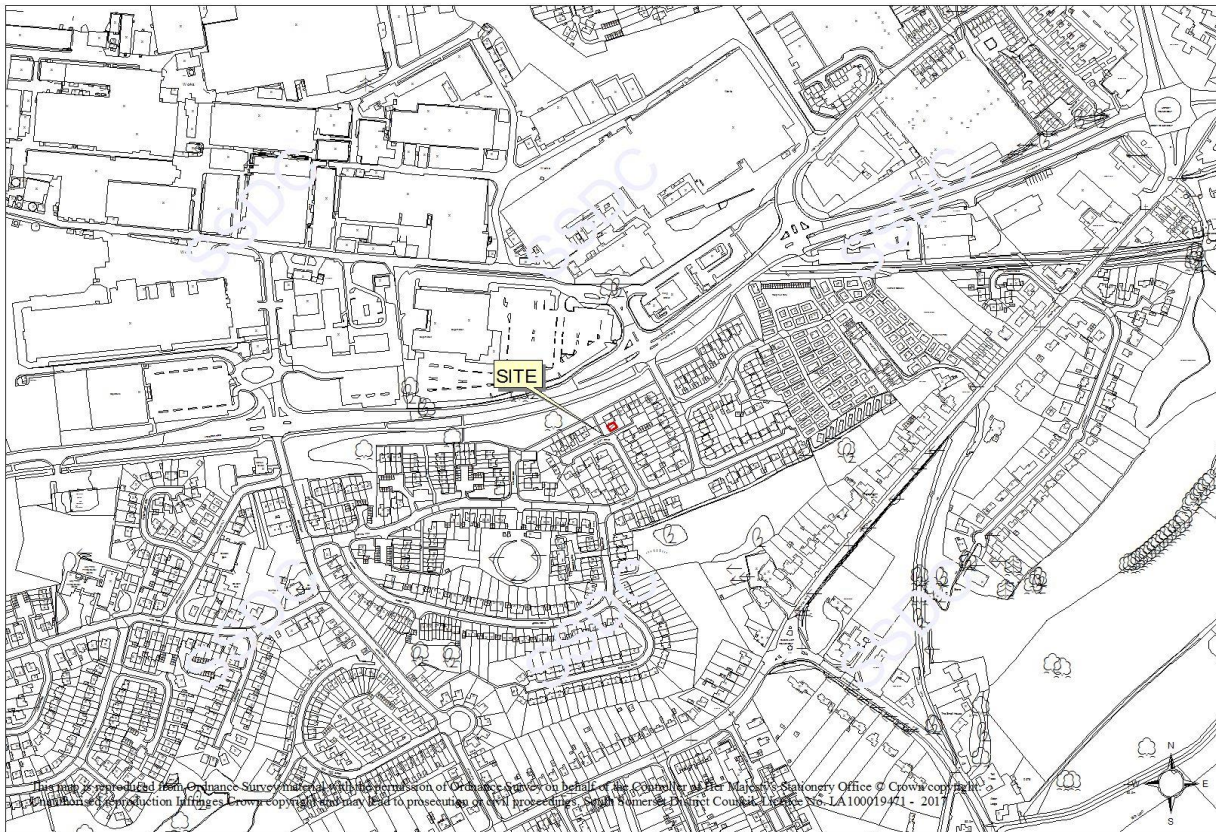
Officer Report On Planning Application: 17/00687/FUL

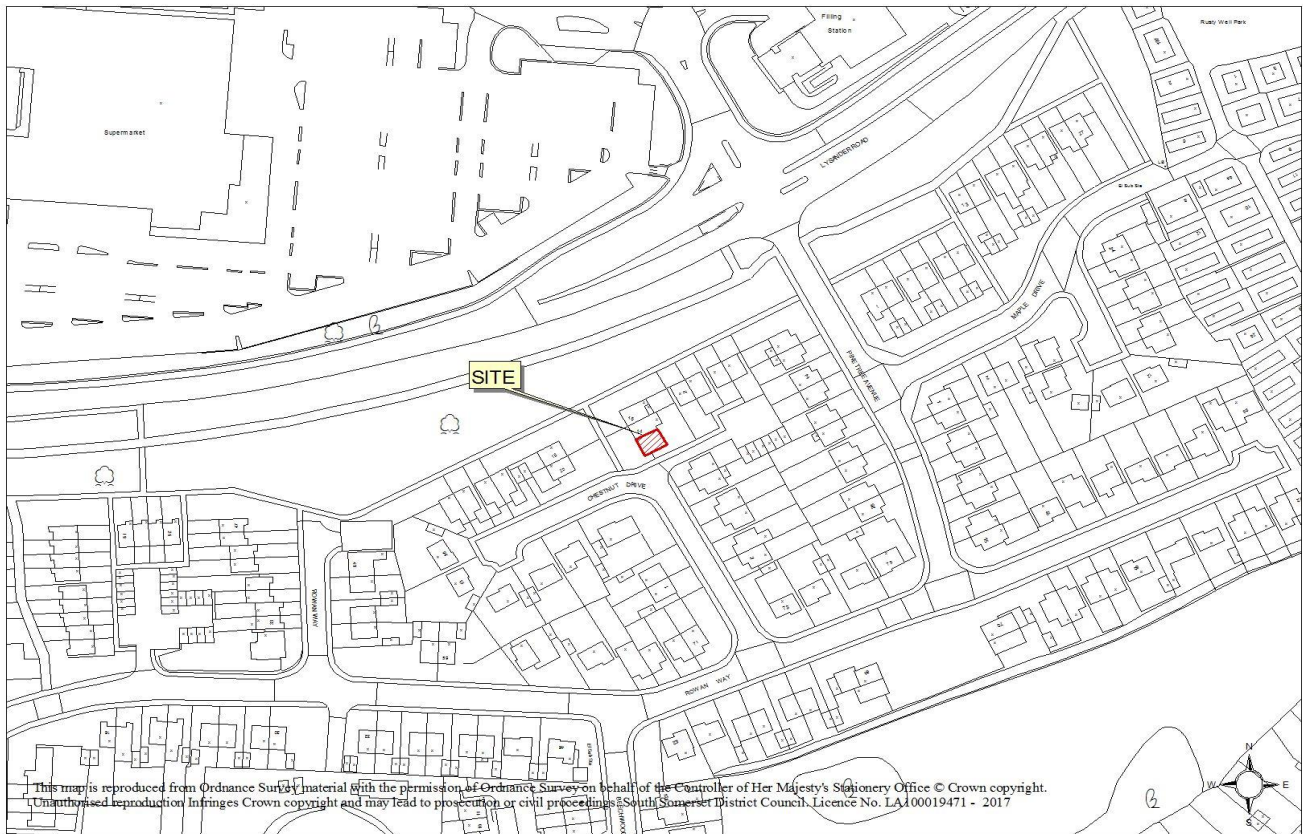
Proposal :	The erection of a two storey side extension to dwellinghouse
Site Address:	14 Chestnut Drive Yeovil Somerset
Parish:	Yeovil
Yeovil (South) Ward (SSDC Member)	Cllr J Field Cllr N J Gage Cllr S McAllister
Recommending Officer:	Jacqui Churchill, Planning Assistant
Target date :	3rd April 2017
Applicant :	Mr Nick Rowe
Agent: (no agent if blank)	Mr Barry Buckley Castellum Tinneys Lane Sherborne Dorset DT9 3DY
Application Type :	Other Householder - not a Change of Use

Reason for Referral to Committee

This application has been referred to Committee as the applicant is related to an SSDC employee who regularly engages with the planning team as part of their role.

Site Description and Proposal





14 Chestnut Drive is a two storey, semi-detached property constructed of red brick under a double roman tiled roof with white uPVC windows. It is located in a residential area, set amongst other properties of a similar style. The property benefits from a garage and parking space located in a shared block of garages approximately 25m to the east.

This application seeks permission for the erection of a two-storey side extension extending approximately 5.6m from the existing side elevation. The proposed ground floor accommodates additional living space and a utility room. The proposed first floor accommodates a fourth en-suite bedroom and a study after reconfiguration of the existing bedrooms. Openings include windows at ground floor level and first floor level on the front and rear elevation. There are no proposed openings in the side elevation. Materials are stated as matching.

History:

Most recent:

05/00900/FUL - The erection of a dwellinghouse - withdrawn 19.05.05

Policy:

South Somerset Local Plan 2006-28:

Policy SD1- Sustainable Development

Policy SS1 - Settlement Hierarchy

Policy EQ2 - Design and General Development

Policy TA5 - Transport Impacts of New Development

Policy TA6 - Parking Standards

NPPF:

Chapter 7 - Requiring Good Design

Somerset County Council Parking Strategy (September 2013) and Standing Advice (June 2015)

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

Town/Parish Council: Yeovil Town Council - Recommend approval subject to the parking area being properly consolidated and drained, and to the satisfaction of the Case Officer in respect of the building line.

Other Consultees:

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

Highways Consultant: No significant issues - I recommend the additional car parking space is properly consolidated and surfaced (not loose stone or gravel) and suitably drained. 2.0 x 2.0m pedestrian visibility splays should also be secured. A S184 road opening licence will be required from SCC.

Environmental Protection Unit - No comments

Neighbour Comments: 6 neighbours were informed and a site notice was displayed. No representations were received.

CONSIDERATIONS

This is an extension to a domestic property and therefore the principle of development is acceptable. The main considerations in this case relate to the impact on residential amenity, visual amenity and highway safety.

Visual Amenity

The proposal will see the erection of a two storey extension to the side of the property.

When considering such a proposal it is important to ensure that the design, scale and appearance are appropriate to avoid dominating the existing house.

It is noted that the roof is set lower than the existing dwellinghouse and the front elevation set back from the principal elevation to create a subservient appearance. The proposed extension would be constructed of materials to match the existing dwellinghouse.

At 5.6m in width the proposal doubles the width of the existing property which could be viewed as disproportionate to the host property. Due to the orientation of the host property, the proposal also creates a focal point at the turning area which is not ideal in visual amenity terms, particularly as the property is located at right angles to the road. However, in light of the lack of neighbour objections, the recommendation of approval from the Town Council and the resistance of the agent to downsize the proposal, it is not considered that sufficient harm is introduced to warrant a refusal.

Therefore, on balance, the proposed extension is considered of an appropriate scale, siting, design, form and appearance such as to respect the character of the existing property and surrounding area.

Residential Amenity

The host dwelling is set in a plot which can comfortably accommodate the proposed extension. Due to

the location, where the two-storey extension is located away from the attached neighbour, it is not considered that the proposal results in any overbearing or overdevelopment of the site.

It is noted there are no proposed openings in the side elevation. As such, it is not considered that any significant additional overlooking is introduced.

Therefore, having regard to its siting, size and fenestration arrangements, it is considered that the proposed extension has an acceptable relationship with neighbouring properties, and will not be detrimental to the residential amenity of those properties and therefore would accord with policy EQ2 of the South Somerset Local Plan 2006-28.

Highway Safety

The Highways department refer to standing advice. A four bedroom property in this location requires provision for the parking of three vehicles. The property benefits from an existing garage and parking space in a block of garages approx. 25m to the east. A further space is proposed within the front garden to satisfy the requirements of the Somerset Parking Strategy. Accordingly the scheme is not considered to cause concern in terms of highway safety.

Overall the proposal is considered acceptable and recommended for 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 Policy EQ2 of the South Somerset Local Plan (2006-28) and the provisions of the National Planning Policy Framework (March 2012).

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 06 February 2017 and reference:

Site/Block plan (scale 1:200)

As Proposed (scale 1:50 elevations, 1:100 section and 1:1250 location plan)

Location plan (date stamped as received 08.03.17) showing garage parking

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

03. The external surfaces of the development hereby permitted shall be of materials as indicated in the application form and no other materials shall be used without the written consent of the Local Planning Authority.

Reason: To reinforce the local character and distinctiveness of the area in the interests of visual amenity in accordance with policy EQ2 of the South Somerset Local Plan 2006-28.

04. Before the development hereby approved is first brought into use, the proposed parking area shall be properly consolidated and surfaced (not loose stone or gravel) and shall be maintained as such at all times.

Reason: In the interests of highway safety in accordance with Policy EQ2 of the South Somerset Local Plan 2006-28.

05. The area allocated for parking on the submitted plan titled Location Plan and date stamped 08.03.17, shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety in accordance with Policy EQ2 of the South Somerset Local Plan 2006-28.

Informatives:

01. The applicant is advised that a S184 licence is from the Highways Authority