

Officer Report on Planning Application: 18/01743/FUL

Proposal:	Erection of single storey rear extension to dwelling.
Site Address:	12 Roping Road, Yeovil, Somerset BA21 4BD
Parish:	Yeovil
Yeovil (Central) Ward (SSDC Member)	Cllr K Hussain Cllr A Kendall Cllr P Gubbins
Recommending Case Officer:	Jacqui Churchill Tel: (01935) 462158 Email: jacqui.churchill@southsomerset.gov.uk
Target date:	16th July 2018
Applicant:	Mrs Jusna Hussain
Agent: (no agent if blank)	N L Design, 9 Shyners Terrace Merriott Somerset TA16 5NS
Application Type:	Other Householder - not a Change of Use

Reason for referral to Committee

This application is referred to Area Committee under the scheme of delegation as the applicant is related to a Committee member.



Date of site visit: 06.06.2018

Neighbours/consultees correct: Yes



Description:

12 Roping Road is a two storey, mid terraced property constructed of red brick under a tiled roof with uPVC windows.

This application seeks permission for the erection of a single storey rear extension which is full width and extends approximately 5.5m from the original rear wall.

During the course of the application amended plans were received changing the fenestration on the rear elevation and changing the proposed external materials to matching red brick.

Policy:

South Somerset Local Plan 2006-28:
Policy SD1- Sustainable Development
Policy SS1 - Settlement Hierarchy
Policy EQ2 - Design and General Development
Policy TA5 - Transport Impact of New Development
Policy TA6 - Parking Standards

NPPF:

Chapter 12 - Achieving Well-Designed Places

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

Town/Parish Council: Yeovil Town Council - Recommend approval

Other Consultees:

Highways Authority: No observations

Highways Consultant: I note the site only has the benefit of two car parking spaces and the overall level of bedroom accommodation may require more in light of the SPS optimum standards. However, given the sustainable location of the site, I would accept the current level of parking if no more can be provided.

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

Mr Tucker (in summary): - No direct objection but concerns as follows:

- Area has had influx of houses of multiple occupation (HMOs) leading to parking issues.
- Concern that design has potential for HMO in the future.
- External wall materials are not matching to original dwellinghouse
- Suggested alternative roof material

Full representation available to view at www.southsomerset.gov.uk

Considerations:**Principle of Development:**

The extension of existing properties is usually acceptable in principle subject to the proposed development being in accordance with Development Plan policies and proposals. In this case, the main considerations will be the impact on the visual amenity of the area, residential amenity of neighbouring residents and highway safety.

It is noted that the proposal falls within the criteria for a larger home extension. However, the agent instructed the case officer that he wished to proceed with a householder application,

Impact on Visual Amenity:

The proposal will see the erection of a single storey extension to the rear of the property. It would be constructed of materials to match the existing dwellinghouse.

In this case the property is located in a residential area with many of the properties in the area having single storey rear extensions or conservatories. Both neighbouring properties benefit from conservatories. The boundary treatment consists of a 1.8m timber fence and a section of blockwork walling. The proposed extension extends almost the full width of the property but is set back from the side elevations by approximately 0.2 metres. It is considered that the proposed extension has a subordinate appearance to the host dwelling. Therefore, 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. On this basis it is considered that the proposal submitted would not have a detrimental impact on the visual amenity of the area.

Impact on Residential Amenity:

The property is set in a generous plot and bounded by 1.8 metre timber fencing. There are no proposed windows in either side elevation. Due to the siting and the nature of a single storey extension, it is not considered that the window layout and general bulk of the extension is such that it would give rise to undue overlooking or an overbearing relationship with neighbouring properties and therefore would accord with Policy EQ2.

Therefore it is considered that the development does not have an unacceptable impact upon

amenity of neighbouring properties.

Highways: The proposal results in the increase in bedroom accommodation from three to four bedrooms. It is noted that the existing hardstanding for parking at the front of the property is sufficiently large enough to accommodate three vehicles. Therefore the proposal satisfies the requirements of the Somerset Parking Strategy 2013.

Other Matters:

A neighbour raised concern about the potential for future use as an HMO.

At an Area South Committee meeting on 3rd January 2018 it was resolved that the HMO Article 4 Direction should be extended, following consultations, to cover Roping Road amongst other roads, with a view to the Article 4 Direction coming into force late 2018. As such, any future change to an HMO of more than 3 unrelated people could be covered by this Article 4 Direction.

This application has been submitted on a householder form and the applicant confirmed it will facilitate one bedroom each for her children. As such, this application is assessed on the information submitted, and not on any perceived future use.

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

Summary: 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 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 03 July 2018 and reference:

Drawing number: 1529-02C - Ground Floor Plan and East Elevation
Drawing number: 1529-03B - South and South Elevations and Section
Drawing number: 1529-04A - Site Plan and Location Plan - date stamped as received 18.06.18

and the external surfaces of the development shall be of materials as indicated on plan reference 1529-02C - Ground Floor Plan and East Elevation 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.
