

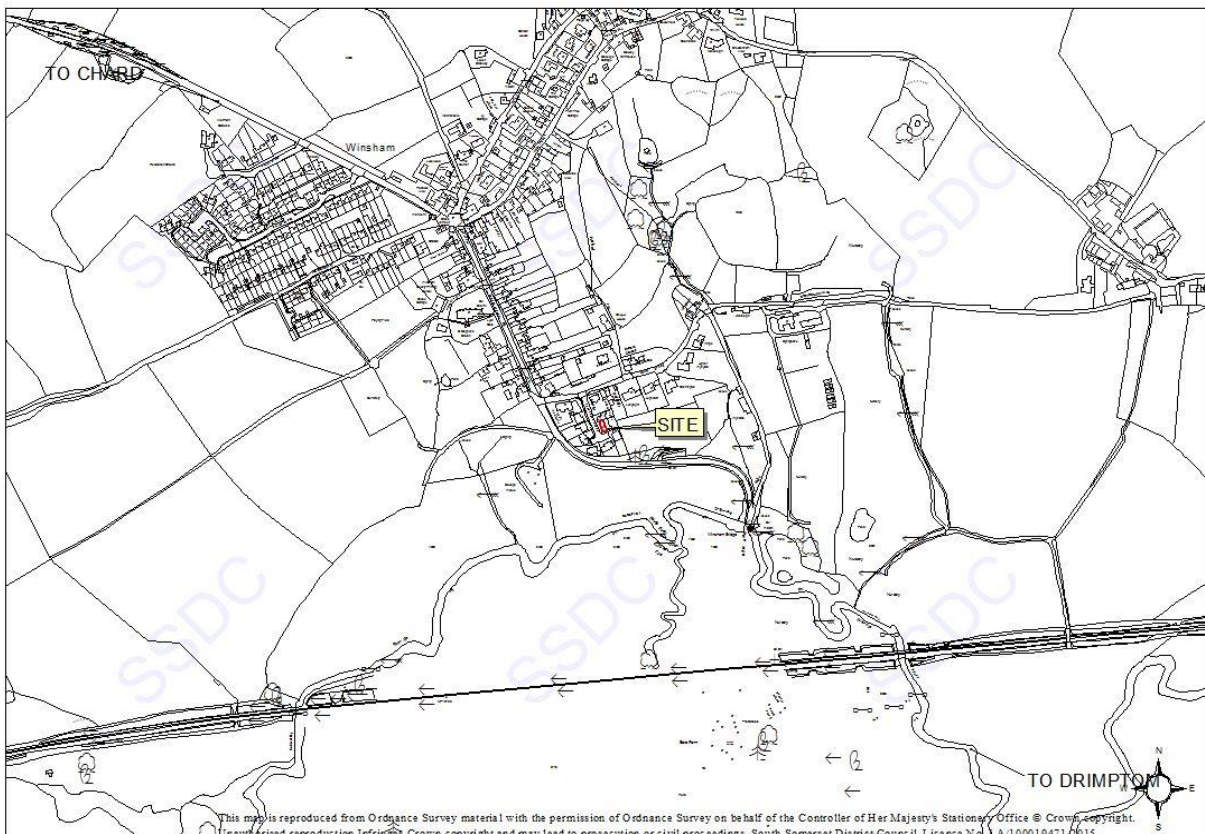
Officer Report On Planning Application: 14/05486/FUL

Proposal :	Alterations to existing dormer window, formation of additional dormer window to front elevation and the erection of car port. (GR 337625/106141)
Site Address:	7 Court Farm Close Winsham Chard
Parish:	Winsham
WINDWHISTLE Ward (SSDC Member)	Cllr. S Osborne
Recommending Case Officer:	Emma Meecham Tel: 01935 462159 Email: emma.meecham@southsomerset.gov.uk
Target date :	11th February 2015
Applicant :	Mrs Christine Hughes
Agent: (no agent if blank)	Mr Maurice Taylor 166 East Street Winterbourne Kingston Blandford Forum Dorset DT11 9BQ
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

This application is referred to Committee at the request of the Ward Member, with the agreement of the Chairman to enable the issues raised to be fully debated.

SITE DESCRIPTION AND PROPOSAL





The site is located in a cul-de-sac in Winsham and the existing dwelling straddles the conservation area. The existing property has a natural stone finish to most of the front elevation with rendered finish to the side elevations and to the garage.

This application is seeking permission for alterations to be made to an existing dormer window, the formation of an additional dormer window to the front elevation of the property and the erection of a carport immediately in front of the existing garage.

The proposed carport is 3m wide by 5.5m long with a pitched roof, the maximum height of which will be 3.7m.

The application states that the car port will be constructed of oak beams with a natural slate pitched roof.

The changes to the existing dormer include the removal of the concrete tiles and replacement with natural slate tiles to match the existing roof and the removal of the existing cladding which will be replaced with lead sheet cladding to the bottom $\frac{3}{4}$ with vertical hardwood cladding on the upper $\frac{1}{4}$. These finishing details will be replicated on the proposed additional dormer.

The area is characterised by detached dwellings in a small cul-de-sac with a similar natural stone finish to the front elevations and rendered finish to the side elevations. Most of the properties have garages that are set back from the principal elevation.

RELEVANT HISTORY

08/04987/FUL - The installation of 7 no. PVC-U windows to replace existing wooden windows

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that the adopted development plan comprises the saved policies of the South Somerset Local Plan 2006

South Somerset Local Plan Policies
Policy ST5 - General Principles of Development
Policy ST6 - The Quality of Development
Policy EH1 - Conservation Areas

Section 72 of the Listed Buildings Act requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area. This requirement extends to all powers under the Planning Acts, not only those that relate directly to historic buildings. The desirability of preserving or enhancing the area should also, in the Secretary of State's view, be a material consideration in the planning authority's handling of development proposals that are outside the conservation area but would affect its setting, or views into or out of the area.

On the 8th January 2015, South Somerset District Council received the Inspector's Report into the emerging South Somerset Local Plan (2006 - 2028). The conclusion of the report is that the local plan is 'sound', subject to a number of agreed modifications.

Under the terms of Paragraph 216 of the National Planning Policy Framework (NPPF) weight should be given to relevant policies in emerging plans according to "the stage of preparation" and therefore the emerging local plan must be given substantial weight in decision-taking and it is therefore essential that the development is considered against all relevant policies.

Policies of the Emerging South Somerset Local Plan (2006-2028)

EQ2 - General Development
EQ3 - Historic Environment

National Planning Policy Framework (March 2012):

Chapter 7 - Requiring Good Design
Chapter 12 - Conserving and Enhancing the historic environment

CONSULTATIONS

Winsham Parish Council - Object to the application, particularly in relation to the erection of a car port.

The reasons given for this are:

- Overlooking, loss of privacy and loss of light
- Scale of the development
- Design, appearance, layout and material
- Impact on the surroundings
- Setting a precedent

County Highways - Standing Advice applies.

REPRESENTATIONS

Neighbours were consulted and a site notice put up and there were ten objections from neighbours received in response. In summary the objections:

- The car port would be out of character with the houses
- It is not in keeping with the development, especially as it is in a conservation area
- Concerns regarding precedents being set
- The look of the houses, and therefore the cul-de-sac should be retained as built
- A feeling of increased enclosure should the car port be built
- A loss of privacy from the dormer window
- A sense of the front elevation being overbearing and out of scale
- Due to its position the car port would present a dominating and intrusive presence
- An adverse impact on the scale and character of the dwelling
- Out of keeping with the design and proportions of the semi-detached cottages
- Detrimental visual impact of the car port

CONSIDERATIONS

There have been several objections to the proposal, most of which relate to the impact on the visual amenity and the residential amenity of the proposals.

Highways Safety:

The Highways Authority have advised that Standing Advice applies, even though the car port does not quite match the recommended dimensions it is to be built over an existing parking area so there will be no loss of parking availability, and there will be no change to the access of the parking area. The additional dormer window will add light to an already existing bedroom so there is no requirement to increase the parking provision due to an additional bedroom. As such there is no adverse affect to the highway safety.

Residential amenity:

The plot straddles a conservation area and is in a cul-de-sac. All of the properties within the cul-de-sac are individual in design which strengthens the standard position of assessing each application on its own merits and therefore the concerns over a precedent being set can be allayed. The car port aspect of the proposal is attached to the property and does not extend past the front or side elevations of the property. The carport is not considered overbearing and by its nature there are no overlooking issues caused by it therefore it does not adversely affect the residential amenity of the area.

The new dormer window aspect of the proposal will have little additional overlooking to the front of the property than already exists and therefore will have no significant adverse affect on residential amenity.

Visual amenity:

The proposed carport is not excessive in size and will be constructed of oak timbers with a natural slate roof, these materials are in keeping with the property itself and as such will blend well in the neighbourhood. The roofline of the carport is not considered to be overbearing and is subservient to the garage, which is, in turn subservient to the dwelling. As the car port is not

an enclosed structure it is considered that there will be little effect to the feeling of enclosure experienced within the cul-de-sac. Due to its overall size, location and materials it is considered that the car port will have no significant adverse affect to the visual amenity of the area. The proposed new dormer window, being a second such window in the roof will create a sense of symmetry and balance to the dwelling so it is considered to have no negative impact to the visual amenity of the dwelling. The materials being used will complement the existing dwelling, similarly, the proposed alterations to the existing dormer will increase the sense of symmetry and balance created.

Conservation Area:

The proposed car port and dormer window construction and the alterations to the existing dormer are, due to the materials and design, considered to preserve the conservation area.

CONCLUSION

The proposal by reason of scale, location, design and materials does not adversely affect the visual amenity, residential amenity or highway safety and preserves the appearance of the conservation area.

RECOMMENDATION

Permission be granted subject to the following conditions:-

01. The proposals, by reason of scale, location, design and materials do not adversely affect visual amenity, residential amenity or highway safety in accordance with the aims and objectives of saved policies ST5, ST6 and EH1 of the South Somerset Local Plan and the National Policy Planning Framework Chapters 7 and 12.

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 approved plans Drawings No 510/14/A, 510/14/B, 510/14/C and 510/14/D.

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

03. The carport hereby permitted shall be kept clear of obstruction and shall not be used other than for the parking of vehicle in connection with the attached dwelling

Reason: In the interests of highway safety to accord with saved policy ST5 of the South Somerset Local Plan.
