

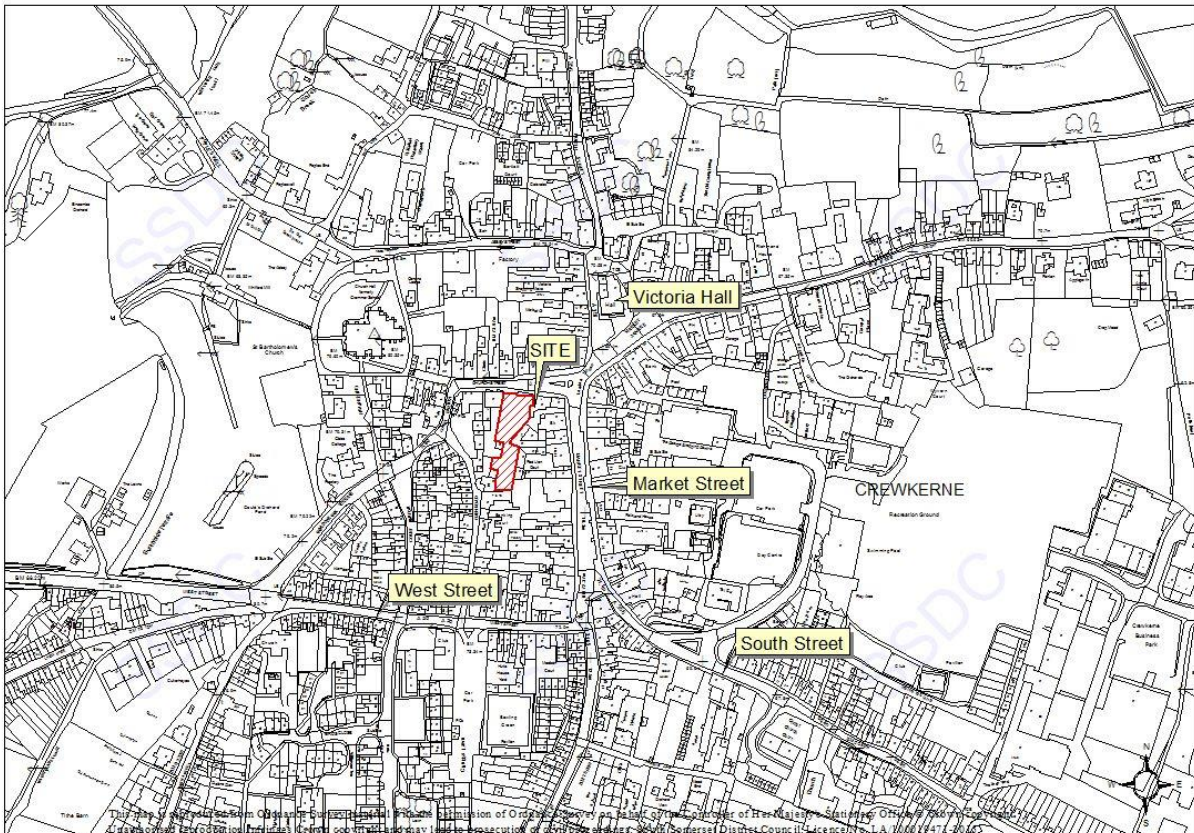
Officer Report on Planning Application: 15/03172/FUL

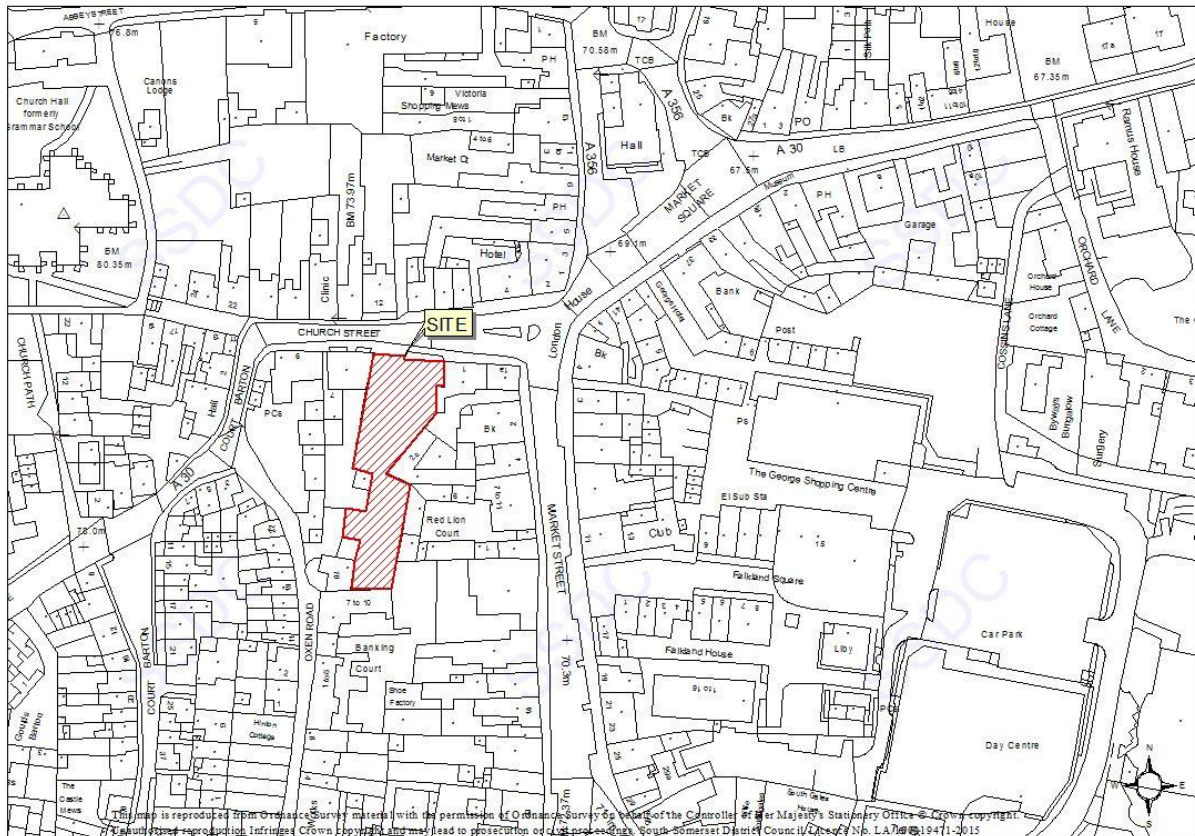
Proposal:	Separation of annexe from 3 Church Street for use as independent dwelling (GR 344063/109752)
Site Address:	3 Church Street Crewkerne Somerset
Parish:	Crewkerne
CREWKERNE TOWN Ward (SSDC Member)	Cllr M Barrett Cllr M Best Cllr A M Singleton
Recommending Case Officer:	Diana Watts Tel: (01935) 462483 Email: diana.watts@southsomerset.gov.uk
Target date:	14th September 2015
Applicant:	Mr And Mrs Dominic Simpson
Agent: (no agent if blank)	Mr Chris Baranowski Higher Diary House Allowenshay Hinton St George TA17 8TB
Application Type:	Minor Dwellings 1-9 site less than 1ha

REASON FOR COMMITTEE CONSIDERATION

The owner of the property is a District Councillor.

SITE DESCRIPTION AND PROPOSAL





Kincora is grade 2* listed building fronting Church Street in the centre of Crewkerne within the Conservation Area. It comprises a fine early 18th century stone house with a 17th century wing to the rear and a late 19th century wing to the right. The latter wing is a two storey extension with double timber doors providing vehicular access off Church Street. There is also an access with parking to the rear of the garden off Oxen Road.

This application proposes to separate this 19th century extension from the main house to create an independent 3 bedroom dwelling. It is understood that this extension has been used as an annex to the house as ancillary family accommodation but also let separately to tenants over the last ten years.

The application is accompanied by a Design and Access Statement which explains:

- The proposal is to separate the annex part of the property for use as an independent dwelling
- The main house would retain the existing living room, dining room, family room, kitchen, utility room and five bedrooms with en-suite bathroom.
- The existing first floor bathroom in the main house would be added to the annex accommodation to be converted into a bedroom (alterations to include reinstating a former door opening, existing partition to be removed and new door and lining inserted into opening, existing door removed and new partition added). The annex would comprise 3 bedrooms with living room, kitchen/dining room and bathroom.
- Part of garden would be retained by annex and copper beech hedging to define boundary
- Existing access to rear to main house would be retained and include a double garage and additional car parking space.
- Existing access from Church Street into annex would be retained and includes space for two cars within courtyard/passageway.

HISTORY

Use of access and parking off Oxen Road acquired in 2012; prior to that the access off Church Street was the only access.

91/00754/FUL - Use of outbuilding/garage for retail purposes - approved 1991

86524 - Change of use from vet's surgery and dwelling to single dwelling - approved 1970

POLICY

The South Somerset Local Plan (2006 - 2028) was adopted on the 5th March 2015. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and Section 70(2) of the Town and Country Planning Act 1990 (as amended), the adopted local plan now forms part of the development plan. As such, decisions on the award of planning permission should be made in accordance with this development plan, unless material considerations indicate otherwise. Legislation and national policy are clear that the starting point for decision-making is the development plan, where development that accords with an up-to-date local plan should be approved, and proposed development that conflicts should be refused, unless other material considerations indicate otherwise.

South Somerset Local Plan (2006-2028)

SD1 - Sustainable Development

SS1 - Settlement Strategy

TA5 - Transport Impact of New Development

TA6- Parking Standards

EQ2 - General Development

EQ3 -Historic Environment

HG4 - Provision of affordable housing - sites of 1-5 dwellings

Policy-related Material Considerations

National Planning Policy Framework - March 2012

Chapter 4 - Promoting Sustainable Transport

Chapter 7. Requiring Good Design

Chapter 12 - Conserving and Enhancing Historic Environment. This advises that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'

Somerset County Council Parking Strategy, March 2012 and September 2013.

Somerset County Council Highways Standing Advice, June 2015.

CONSULTATIONS

Crewkerne Town Council: No comments received

County Highway Authority: Standing Advice.

SSDC Highway Consultant: No significant highway issues - ensure on-site parking provision seeks to accord with SPS optimum standards

Conservation Officer on associated listed building application 15/03173/LBC - You will be aware that this is a grade ii* listed building in a conservation area.

The division proposed is along the line of the phasing of the building. The older part of the house has the greatest significance and the proposal does not erode the significance or do harm to the building, which has been lived in as two dwellings for a number of years.

REPRESENTATIONS

A site notice was posted (Listed Building in Conservation Area) and neighbouring properties notified. No representations have been received.

CONSIDERATIONS

Impact on character and appearance of the listed building and its setting in the Conservation Area

This is an impressive grade 2* listed building within the Crewkerne Conservation Area. The annex extension looks like a separate dwelling from Church Street with its own front door, vehicular access and design distinct from that of the main house. As highlighted by the Conservation Officer, the proposed division is along the line of the phasing of the building. Minimal alterations are proposed internally and these would preserve the historic fabric and character of the building. Externally, the proposed beech hedging would provide a sympathetic division of the garden which is characterised by mature planting and irregular semi-enclosed spaces.

It is considered therefore that the proposal would protect these designated heritage assets.

Impact on Residential Amenity

The annex has clearly been used as separate accommodation with its own kitchen and bathroom but the courtyard immediately adjoining it currently leads into the main garden. The enclosure of this area would provide a small but not unreasonable space to serve a 3 bedroom townhouse, particularly as the Coach House outbuilding would provide storage space for garden furniture, bicycles etc. The relationship with the main house is intimate at this point however as the kitchen window in the main house overlooks the courtyard. In order to avoid any future loss of privacy for either dwelling, it would be necessary for the kitchen window to have obscured glass fitted and the openings to be fixed shut or opened in such a way that safeguards privacy. This is not ideal bearing in mind that this is the main window in the kitchen but the room adjoins a family room with an aga oven and doors out onto a patio and attached to this is a utility room (larger than the kitchen), both of which could be used as an alternative kitchen. This flexibility of this accommodation means that the requirement to glaze the kitchen window with obscured glass would not be onerous. The Conservation Officer has no objections to the window alterations or to the future possibility of using one of the adjoining rooms as a kitchen (subject to any necessary listed building consent).

There are no other overlooking issues due to the configuration of existing first floor windows, the rear wing and the garden levels.

Highway Safety

A Parking Strategy was adopted and Standing Advice published in 2013 and amended in 2015. Also of relevance is that the National Planning Policy Framework states that development should only be refused where the impact of the development on highway safety would be severe.

The Highway Authority has referred the Local Planning Authority to the published Standing Advice. This gives advice on the standards, such as the dimensions required for turning, parking space and visibility. The proposal would provide two spaces to serve the 3 bedroom house which is considered acceptable given that the optimum parking standard is 2.5 spaces and that this is a Town Centre location. There would also be ample room to turn and provide 3 spaces to serve the main house, accessing off Oxen Road.

The access onto Church Street to serve the proposed 3 bedroom dwelling is substandard with a narrow entrance of about 1.8m and there is no turning space. Visibility is reasonable, in the region of 30m in both directions. Church Street is an A road but at the point of the access, it is one-way only with double yellow lines to the west i.e. in the direction of oncoming traffic, which is generally relatively slow as it joins the High Street. Although the access arrangements are not ideal, given these factors and that the access has been used for many years by the owner or tenants on a regular basis and this could lawfully continue, it is considered that it would be unreasonable to refuse the application on highway safety grounds.

S106 Planning Obligation

In accordance with policy HG4 a financial contribution towards affordable housing will be required which will be based on £20 per sqm.

RECOMMENDATION

The application be approved subject to:

The prior completion of a Section 106 Planning obligation (in a form acceptable to the Council's solicitor) before the decision notice granting planning permission is issued, to secure a financial contribution towards affordable housing.

01. The proposal, due to its design and layout, respects the character and appearance of the Listed Building and its setting within the Conservation Area, and causes no demonstrable harm to residential amenity or highway safety, in accordance with the aims and objectives of policies EQ2, EQ3, HG4, TA5 and TA6 of the South Somerset Local Plan (Adopted March 2015) and the National Planning Policy Framework.

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: location plan, drawing nos 1505.06, 15505.07, 1505.08, 1505.09, 1505.10, 1505.11 and 1505.12 received 1 July 2015 and 20 July 2015.

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

03. The area allocated for parking and access on the submitted plan to serve both dwellings shall be kept clear of obstruction at all times 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 policies TA5 and TA6 of the South Somerset Local Plan (Adopted March 2015).

04. Use of the new dwelling shall not commence unless the hedgerow proposed to define the garden boundary has been planted, details of which (including the number and size on planting together with the height at which the hedgerow shall be maintained) shall have been previously submitted to and approved in writing by the Local Planning Authority. Any plants which within a period of five years from the commencement of the use die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and to safeguard the setting of the listed building in accordance with policies EQ2 and EQ3 of the South Somerset Local Plan (Adopted March 2015).

05. The kitchen window in the west elevation shall be fitted with obscured glass (minimum level 3) and fixed shut or altered to open in such a way so as to avoid any overlooking, details of which shall be submitted to and agreed in writing by the Local Planning Authority. Such agreed alterations shall be implemented before the new dwelling is first used and they shall be permanently retained and maintained in this fashion thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity in accordance with EQ2 of the South Somerset Local Plan (Adopted March 2015).
