

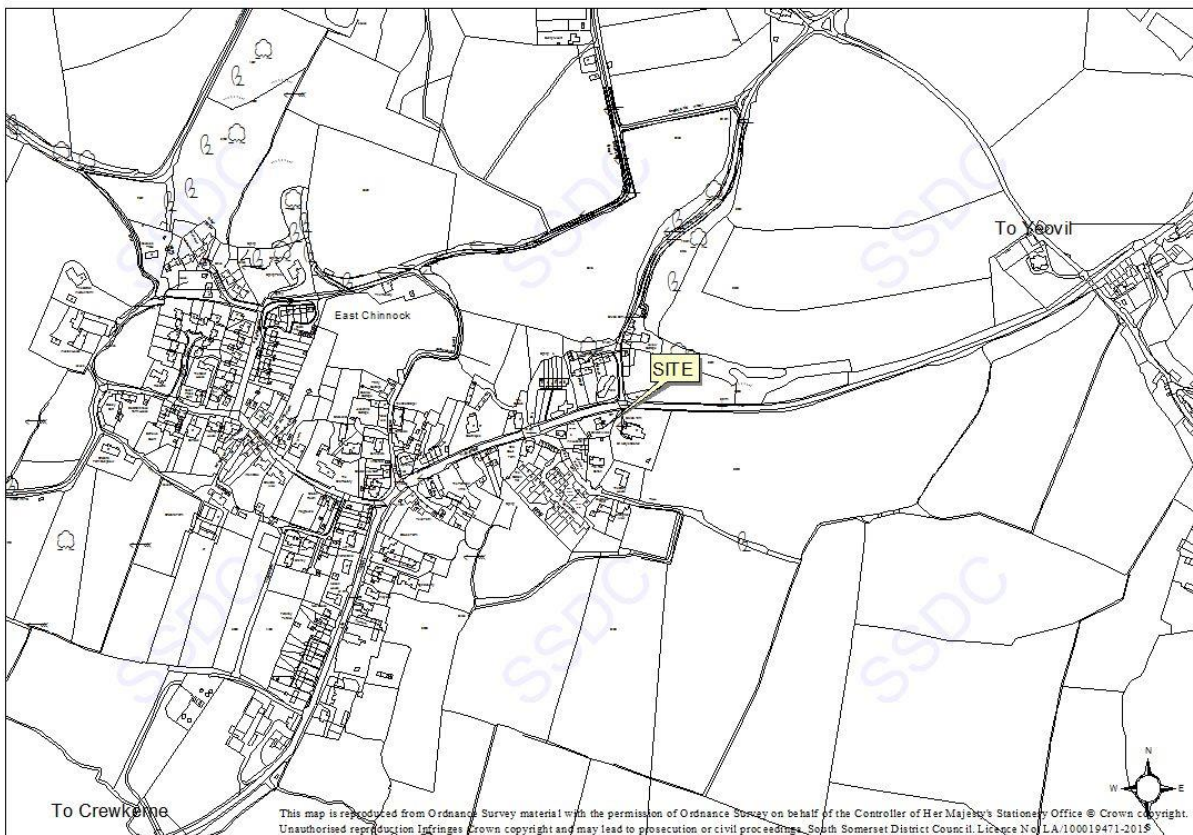
Officer Report On Planning Application: 15/04786/FUL

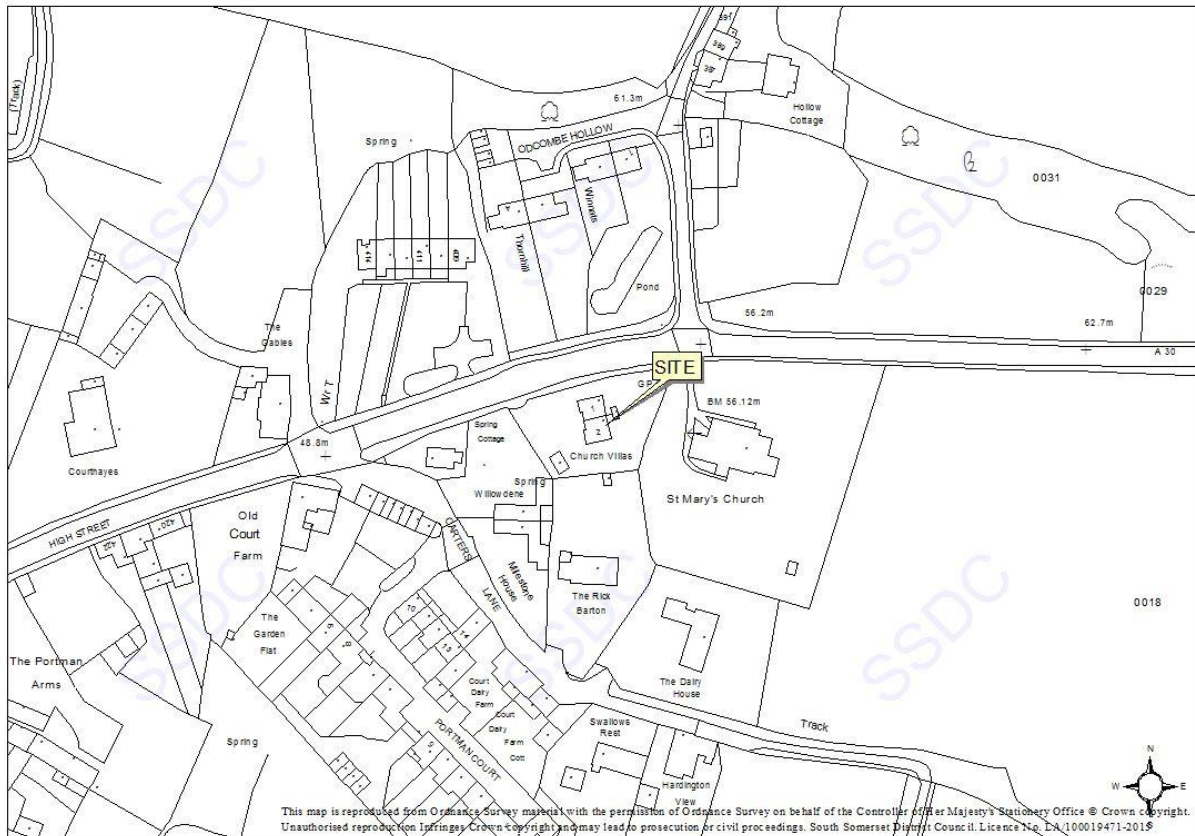
Proposal :	Erection of two storey side extension to dwellinghouse (GR 349825/113247)
Site Address:	2 Church Villas High Street East Chinnock
Parish:	East Chinnock
PARRETT Ward (SSDC Member)	Cllr R Pallister
Recommending Case Officer:	Chloe Beviss Tel: (01935) 462193 Email: chloe.beviss@southsomerset.gov.uk
Target date :	10th December 2015
Applicant :	Mr And Mrs Andrew Harris
Agent: (no agent if blank)	David Parkin 4 Wilton Road Yeovil Somerset BA21 5XP
Application Type :	Other Householder - not a Change of Use

REASON FOR REFFERAL TO COMMITTEE

At the request of the Ward Member and in agreement with the Area Chair to further consider the impact of the proposed development on the Grade II listed church.

SITE DESCRIPTION AND PROPOSAL





The application property is a semi-detached two storey dwellinghouse located off the A30 through the village of East Chinnock. The roughcast rendered property sits under a hipped concrete tiled roof with its principal elevation facing west. A driveway leads from the road, past the adjoining property to a gravelled area set lower than the dwellinghouse used for parking and accommodating a single garage.

The Grade II listed St Mary's Church is situated immediately to the rear of the application property. The church tower rises in three stages with two clock faces to the east and north.

Planning permission is sought to erect a two storey side extension to the south facing elevation to provide an additional bedroom and en-suite and further ground floor living space. The extension proposes a hipped roof to match the host dwelling with proposed materials also to match.

This application follows a similar scheme submitted in 2007. The proposal now has a lower roof line and is set back from the front and rear elevations as the original application was withdrawn following concerns in respect of the impact of the development on the setting of the listed church.

It should be noted that the submitted block plan is inaccurate in showing a double garage on site which is incorrect. The property benefits from a single garage and gravelled parking area which provides access through to the property to the south which has a vehicular right of way.

HISTORY

07/01950/FUL: Two storey side extension. Withdrawn 18.4.2008

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 decisions must be made in accordance with relevant Development Plan documents unless material considerations indicate otherwise.

Section 66 of the Listed Building and Conservation Areas Act requires that planning authorities have 'special regard to the desirability of preserving the building or its setting'.

Relevant Development Plan Documents

South Somerset Local Plan (2006-2028):

EQ2 - General Development

EQ3 - Historic Environment

National Guidance

National Planning Policy Framework (March 2012):

Chapter 7 - Requiring good design

Chapter 12 - Conserving and enhancing the historic environment

National Planning Practice Guidance

- Design
- Conserving and enhancing the Historic Environment

CONSULTATIONS

East Chinnock Parish Council: The councillors have considered the application and have no observations to make.

SSDC Conservation Manager: I have visited the site to assess the situation with this case and have reached the opinion that, although the site is not in a conservation area, the house not particularly distinguished and an extension of the proposed form in other circumstances might not be a problem, because of the way that its location lies in relation to the listed church adjacent, the extension would be harmful to the setting of the church.

The proposal would intrude upon key views of the church tower from the west and the A30 (although I accept the height reduction would not now obscure the clock on the tower) and also impact upon the setting by its proximity and height as experienced from the main churchyard path - the approach to the church - and adjacent to the tower.

While this is only a simple, reasonably-designed extension to an ordinary house, recent High Court rulings have made it very clear that when an authority finds a proposed development would harm the setting of a listed building to whatever degree it must give that harm considerable importance and weight. And although NPPF 134 allows harm to be weighed against 'public benefit' there is no public benefit that I am aware of to put in the balance here.

If the application was revised to single storey only the impact would be very considerably less and potentially not harmful.

SCC Highway Authority: Standing advice applies.

SSDC Highway Consultant: On-site parking provision should seek to accord with SPS optimum standards given the additional bedroom proposed.

SCC County Archaeology: No objections.

Historic England: We do not consider that it is necessary for this application to be notified to Historic England.

REPRESENTATIONS

Four neighbours notified and site notice displayed. One letter of support received which raises the following comments (summarised):

- Property is elevated above our property. Question whether downstairs windows will overlook conservatory and back rooms of our property as that much closer.
- Plans show a double garage and do not show the vehicular right of way we have. Assume just an error in the drawings (Officer comment: Officer and Agent aware of inaccuracies. Agent not currently willing to amend plan).
- As we are lower than Church Villas - where will extra drainage for the extension go? (Officer comment: Drainage will be dealt with under the Building Regulations Act)
- Separating boundary wall is owned and maintained by Church Villas and is a retaining wall. Appreciate confirmation this will remain and if it needs strengthening that it will be reinstated. (Officer comment: Plans do not indicate any proposed changes to existing wall).
- Will trees and vegetation remain as they currently provide a screen from overlooking.

CONSIDERATIONS

The main considerations in this case relate to residential amenity, the visual impact of the extension and its impact on the setting of the listed church.

Principle of Development

The principle of extending this residential property is considered acceptable. The acceptability of any proposal is dependent on compliance with the relevant development plan policies and any other material considerations.

Visual Impact

The proposed extension is considered of an appropriate scale, design, form and appearance such as to respect and relate to the character of the existing dwellinghouse.

Residential Amenity

It is not considered the proposed extension will cause harm to the residential amenity of neighbouring occupiers given the positioning of existing and proposed windows, the existing boundary treatments and the distances between the proposed extension and those properties.

Highways/Parking

The property is considered to provide for adequate off-road parking within the site in connection with the development proposed.

Impact on the Listed Church and its Setting

The key consideration in this case is the impact on the setting of the Grade II listed church situated immediately to the rear of the application site.

It is acknowledged that the west facing clock face will not be obscured as a result of the reduction in the ridge height from the 2007 proposal. However, the extension to the side of the property will intrude upon key views of the church tower from the west and the A30. The church tower stands as a dominant feature in this locality of the village, particularly when approached from the west. Whilst the dwellinghouse already partly interrupts views of some of the church tower, it is considered the extension, by virtue of its width and height will further unacceptably obscure these important views which make a positive contribution to the character of the area.

It is further considered the setting of the church will be adversely impacted upon by reason of the proximity of the extension and its height as experienced from the main churchyard path, the approach to the church and adjacent to the tower.

Recent High Court rulings have made it very clear that when an authority finds proposed development would harm the setting of a listed building to whatever degree it must give that harm considerable importance and weight. Although paragraph 134 of the National Planning Policy Framework (2012) allows harm to be weighed against 'public benefit' there is no public benefit considered to arise from this proposal to be put in the balance in this case.

CONCLUSION

Having regard to the above, it is considered that the proposal would harm the setting of the adjacent listed church contrary to Policies EQ2 and EQ3 of the South Somerset Local Plan (2006-2028) and the National Planning Policy Framework (2012).

RECOMMENDATION

Refuse permission

SUBJECT TO THE FOLLOWING:

01. The proposed extension, by reason of its siting, height, width and proximity to the Grade II listed church, will cause unacceptable harm to its setting and intrude upon key views of the church tower contrary to Policies EQ2 and EQ3 of the South Somerset Local Plan (2006-2028) and Chapter 12 of the National Planning Policy Framework (2012).

Informatives:

01. In accordance with paragraphs 186 and 187 of the NPPF the council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions. The council works with applicants/agents in a positive and proactive manner by;
 - offering a pre-application advice service, and
 - as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions

In this case the applicant did not take the opportunity to enter into pre-application discussions and there were no minor or obvious solutions to overcome the significant concerns caused by the proposals which were acceptable to the applicant/agent. Whilst the agent offered a reduction in width of the proposed extension, this was not considered to alter the impact of the

development on the setting of the listed church.
