

38/18/0429

MR A MOSS

Erection of a single storey extension to the rear and conversion of loft at 6 Birch Grove, Taunton

Location: 6 BIRCH GROVE, TAUNTON, TA1 1EE

Grid Reference: 322248.125188

Full Planning Permission

Recommendation

Recommended decision: Conditional Approval

Recommended Conditions (if applicable)

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A4) DrNo 5097_PL_001 Location Plan

(A4) DrNo 5097_PL_002 Site Block Plan

(A3) DrNo 5097_PL_200 Rev C Proposed Floor Plans

(A3) DrNo 5097_PL_201 Rev C Proposed Elevations & Section

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

Notes to Applicant

1. In accordance with paragraph 38 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the applicant and has negotiated amendments to the application to enable the grant of planning permission.
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to

ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over the adjoining property.

Proposal

The erection of a single storey lean-to extension, which will project 3.9m from the rear, the full width of the property and a single storey flat roof extension to fill-in the side return between the Applicant's two storey projection and the neighbour's at number 7. This flat roof extension will project one metre further than the existing two storey. The extension will be finished in matching brick and is proposed to have a lean-to standing seam roof to reduce the pitch of the lean-to roof. The flat roof extension contains one roof lantern.

The scheme was initially submitted with the extension projecting the same distance from the rear of the property however, the extension had a flat roof and was proposed to be clad with Standing Seam Cladding with the flat roof finishing at the same level as the cill of the first floor window. The design was considered unacceptable in terms of the height in general and its proximity to the boundary, the angular boxy appearance and the use of the cladding on the walls of the extension.

Site Description

6 Birch Grove is a mid terrace period property finished in brick under a slate roof; it lies within the Staplegrove Conservation Area. The end gable wall of the two storey projection is rendered as are the other adjoining properties. There is a lean-to against this two storey element which is traditional to the age of the property and is replicated along the other properties in the terrace and a wooden lean-to with a corrugated roof attached to this.

There is a stone wall along the boundary with no 7 and on the other boundary there is a brick wall on the Applicant's side and a fence in the garden of number 5.

There is a flat roof, rendered extension to the rear of number 5.

Relevant Planning History

No relevant planning history.

Consultation Responses

HERITAGE - No comments received.

Representations Received

Ward Councillor - Cllr Horsley - I object to the revised application as it is still not in

keeping with the other properties in the neighbourhood and is contrary to the policies of the conservation area. Whilst it is recognised that the revised plans include brick to match the existing material, the proposed use of the roofing materials is equally inconsistent with the TDBC Conservation policies.

Letters have been received from 4 properties in the terrace. All four objected to the original proposal due to the height, design, materials and projection.

3 letters have been received regarding the amended proposal;

4 Birch Grove - object to the extended footprint which will overshadow and block natural light to adjacent properties. The dimensions are not in keeping with the remainder of the properties in the terrace. The proposed roofing materials are not consistent with the conservation policy, not enhancing the character of the area.

5 Birch Grove - object to the height and finish of the roof and height of the ceiling within the extension. The proposed toilet will be alongside their dining room where a flushing toilet could be heard. A laundry room if proposed at first floor, therefore a washing machine or tumble dryer could cause vibrations

7 Birch Grove - The revised plans set an out of character precedent for future planning that would detract from the historic nature of the of the buildings. The proportion of the extension is of an acceptable level and will cause significant overshadowing and loss of light into habitable rooms, the sitting room and kitchen. The loss of the side return is out of character with the with the neighbouring properties.

1 letter of support from owners of 9 Birch Grove - we note other houses within the Elms Grove Estate have had recent renovations and extensions. The proposed reclaimed brick seems very fitting to match the rest of the property and the contemporary roofing materials presumably is needed given the pitch of the roof and does not seem like it would interfere with the character of the conservation zone when only visible from an enclosed rear garden.

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for Taunton Deane comprises the Taunton Deane Core Strategy (2012), the Taunton Site Allocations and Development Management Plan (2016), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below.

DM1 - General requirements,
D5 - Extensions to dwellings,
CP8 - Environment,

Local finance considerations

Community Infrastructure Levy

Not payable in this instance.

Determining issues and consideration

Amended plans have been submitted that improves the overall design of the extension, reduces the height and changes the external finish. The initial submission was not considered to be acceptable due to the property's position within the Conservation Area and the height along the boundary. The revised design overcomes these concerns with regards to the height of the extension and the materials, including the roofing materials. It is accepted that the use of slates to match the existing dwellinghouse would result on the pitch of the roof being increased and therefore the sheeting is a compromise in terms of a finish and keeping the roof lower. The in-filling of the side return will have no adverse impact on the adjoining properties as it will be built between the two storey elements of no 6 and 7, any notice under the Party Wall Act is a civil matter and should be dealt with accordingly. Whilst the extension will project one metre further than the existing two storey element of number 7 Birch Grove and the existing lean-to extension, it is not considered that this will cause an unacceptable loss of light to the adjacent properties. Whilst there is a window in the side of the lean to at number 5 resulting in them seeing the extension, a right to a view is not a matter of consideration. In addition, this is a secondary window giving a source of light to the room as there is also a window in the rear elevation, looking towards the garden.

It is accepted that the roof is higher than the existing lean-to, it has also been taken into consideration that an extension could be erected in a similar position to replace the existing lean-to or attached a further 3m to end of this lean-to providing the height did not exceed 4 metres or the eaves 3m in height, under permitted development.

Section 72 of the Planning (Listed Building and Conservation Areas) Act requires that special regard is paid to the desirability of preserving or enhancing the character and appearance of the conservation area when deciding to grant planning permission. The single storey extension is at the rear of the property, the design reflects the existing and uses facing brick to preserve the appearance of the dwellinghouse. Whilst it may have be more desirable to have a slate roof, this would have increased the pitch of the roof which could impact on the neighbouring properties. The amendments to the scheme have reached a good compromise and are not considered to harm the character of the conservation area and the application is therefore acceptable.

In preparing this report the planning officer has considered fully the implications and requirements of the Human Rights Act 1998.

Contact Officer: Mrs S Melhuish

