

Application Number	2023/1735/HSE
Case Officer	Lorna Elstob
Site	6 Northcote Crescent Frome Somerset BA11 2HR
Date Validated	11 September 2023
Applicant/ Organisation	Mr & Mrs Collier
Application Type	Householder Application
Proposal	Single storey side and rear extension
Division	Frome North Division
Parish	Frome Town Council
Recommendation	Approval
Divisional Cllrs.	Cllr Adam Boyden Cllr Dawn Denton

9. **What3Words** - ///trash.twig.influencing

### **Scheme of Delegation**

The applicant is an employee who has direct involvement with the planning process in the course of their duties. The decision is therefore not within the scope of the powers delegated by the Scheme of Delegation and must be taken by the Planning Committee.

### **Description of Site, Proposal and Constraints**

6 Northcote Crescent is a detached property located within the development limits of Frome. The application seeks planning permission for the erection of a single storey rear and side extension.

### **Consultation/Representation:**

Frome Town Council - No objection

### **Summary of all planning policies and legislation relevant to the proposal:**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a duty on local planning authorities to determine proposals in accordance with the

development plan unless material considerations indicate otherwise. The following development plan policies and material considerations are relevant to this application:

The Council's Development Plan comprises:

- Mendip District Local Plan Part I: Strategy and Policies (December 2014)
- Mendip District Local Plan Part II: Sites and Policies (December 2021) (Post JR)
- Somerset Waste Core Strategy (2013)
- Somerset Mineral Plan (2015)
- Frome Neighbourhood Plan (2016)
- Rode Neighbourhood Plan (2017)
  
- Design and Amenity of New Development, Policy DP7 SPD (March 2022)

The following policies of the Local Plan Part 1 are relevant to the determination of this application:

- CP1 – Mendip Spatial Strategy
- DP1 - Local Identity and Distinctiveness
- DP3 - Heritage Conservation
- DP4 - Impact on Landscape
- DP7 - Design and Amenity
- DP9 and DP10 - Highway Safety

For sites in Frome or Rode the following policies of the respective Neighbourhood Plans are relevant to the determination of this application:

Frome Neighbourhood Plan:

- Policy 9

**Other possible Relevant Considerations (without limitation):**

- National Planning Policy Framework
- National Planning Practice Guidance
- The Countywide Parking Strategy (2013)
- Somerset County Council Highways Development Control Standing Advice (June 2017)
- Frome Design Statement (SPD 2015)

## **Assessment of relevant issues:**

### **Character and Appearance**

The proposal by reason of its design, siting, scale, massing, layout and materials is acceptable and contributes and responds to the local context and maintains the character and appearance of the surrounding area. The proposal is therefore considered to accord with the policies referred to above.

### **Residential Amenity**

Given the design, scale, massing and siting of the proposed development the proposal would not cause significant harm to the amenities of any occupiers or adjacent occupiers through loss of light, overshadowing, overbearing impact, loss of privacy, noise, smell, traffic or other disturbance. The proposal is therefore considered to accord with the policies referred to above.

### **Highways**

The means of access and parking arrangements are acceptable and maintain highway safety standards. The proposal is therefore considered to accord with the policies referred to above.

### **Environmental Impact Assessment**

This development is not considered to require an Environmental Statement under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

### **Equalities Act**

In arriving at this recommendation, due regard has been given to the provisions of the Equalities Act 2010, particularly the Public Sector Equality Duty and Section 149. The Equality Act 2010 requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between different people when carrying out their activities. Protected characteristics are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race/ethnicity, religion or belief (or lack of), sex and sexual orientation.

### **Recommendation**

Approval

## **Conditions**

1. **Standard Time Limit (Compliance)**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended) and to avoid the accumulation of unimplemented planning permissions.

2. **Plans List (Compliance)**

This decision relates to the following drawings: 2399/01, 2399/02/ 2399/03C and 2399/04C.

Reason: To define the terms and extent of the permission.

## **Informatives**

1. In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Framework by working in a positive, creative and pro-active way.
2. Please note that your proposed work may also require Building Regulations approval, which is a separate consent process to the consideration of a planning application. The Council's Building Control team are available to provide Building Regulations advice from pre-application stage to completion of a development and can be contacted on 0300 303 7790. Further details can also be found on their website <https://buildingcontrol.somerset.gov.uk/>