

**Committee date 16/01/2024**

**Application No:** 07/23/00026

**Application Type:** Full Planning Permission

**Case Officer:** Chris Mitchell

**Registered Date:** 27/11/2023

**Expiry Date:** 21/01/2024

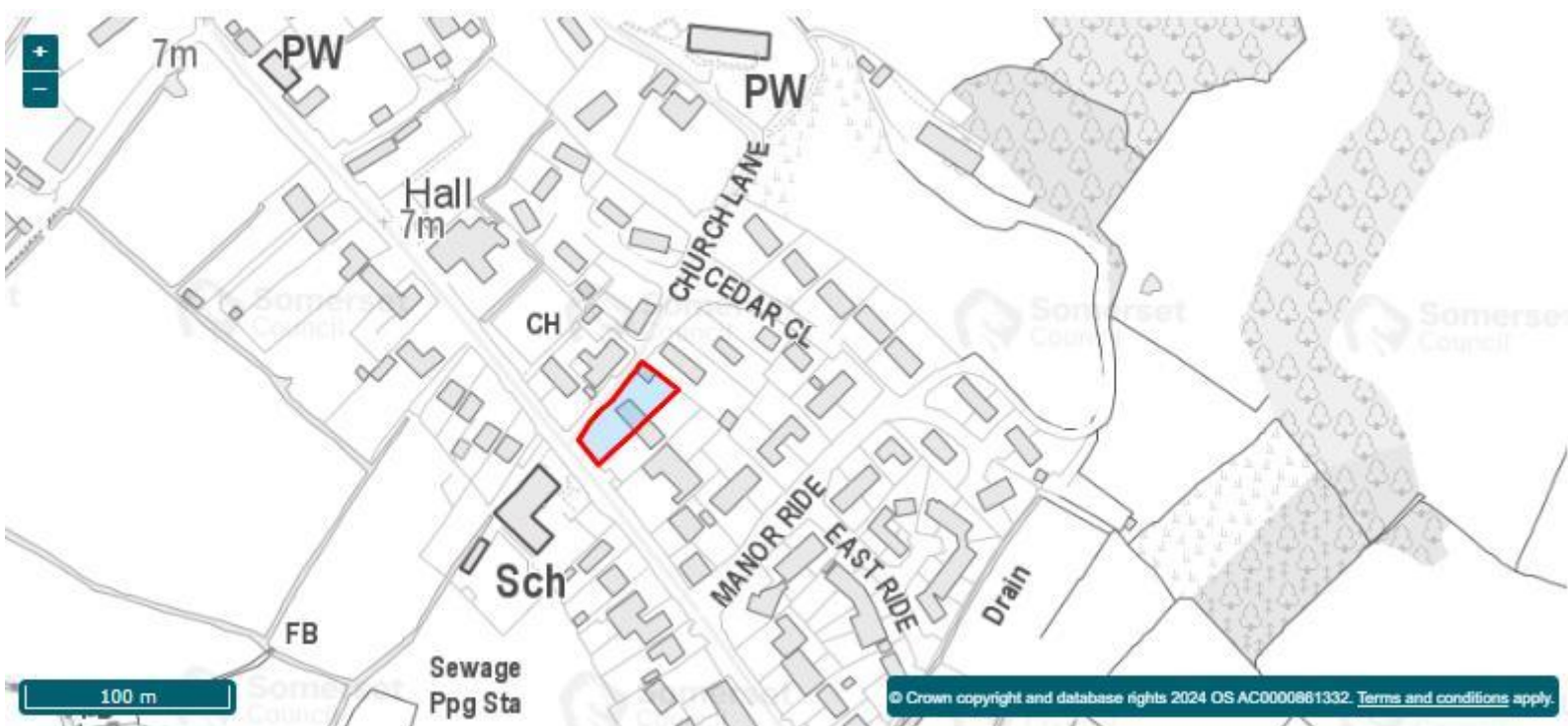
**Parish:** Brent Knoll

**Division:** Brent

**Proposal:** Erection of extension to North East and North West elevations, Erection of detached garage, conversion of double garage, change of access to rear garden.

**Site Location:** Sunnycot, Church Lane, Brent Knoll, Highbridge, Somerset, TA9 4EG

**Applicant:** Mr A Homes



**Committee decision required because**

This application is referred to Committee at the request of the ward member with the agreement of the Chair and Vice Chair to enable the issue raised to be debated.

## **Background**

The site is located in the village of Brent Knoll with access taken from Church Lane. The property is a detached dwelling house built with rendered walls, UPVC windows and doors and tiled roof.

The proposal is for the erection of flat roof extensions on the front (south), side north west and rear (north east) elevations to provide an enlarged bedroom with en-suite, lounge and dining room. The extensions would be built with a mix of render and composite grey cladding, dark grey UPVC windows and doors and EDPM flat roof with solar panels angled at 45 degrees.

Erection of a flat roof detached double garage with bike store in the front garden that would be finished with rendered and composite grey cladding to the walls, aluminium roller door and EDPM flat roof.

It also proposes the conversion of existing double garage to a home office with studio, no external alterations submitted. The existing rear vehicular access to be reduced to pedestrian access gate into the rear garden.

## **Relevant Planning History**

Applications Overlapping the same Spatial Area

<b>Reference</b>	<b>Decision</b>	<b>Proposal</b>
07/21/00019	WDN	Erection of 2no. dwellings on site of existing dwelling to be demolished.
07/92/00006	GTD	Erection of single-storey extension at side

## **Consultation Responses**

<b>Consultee Name</b>	<b>Summary of Response</b>
Brent Knoll Parish Council	The Parish Council decided to make no observations to the above application
Brent 1 - Cllr Filmer	The proposed extensions to Sunnycot are substantial and are modern in design. However I believe they allow the original character of this semidetached property to remain visible. Also by keeping the extensions as single story and flat roofed they have minimal impact on the neighbouring properties, street scene and help maintain view of the Manor House and Knoll from

	Brent Street. The proposed Garage to the front of the plot, again due to it's flat roofed design, will have little impact on the street scene.
Somerset Highways	Standing Advice
South West Heritage Trust	No objection subject to a condition for a "Programme of Works in Accordance with a Written Scheme of Investigation (POW) Before the commencement of the development hereby permitted the applicant, or their agents or successors in title, shall have secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation (WSI) which has been submitted and approved in writing by the Planning Authority.

Representations:

There has been one letter of support from No 82 Brent Street received, summarised as:

- The proposed plans enhance the property both aesthetically and with eco-friendly materials.

**Most Relevant Policies**

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

Sedgemoor Local Plan 2011-2032

- S2 Spatial Strategy for Sedgemoor
- T3a Tier 3 Settlements – Housing
- D1 Flood risk and surface water management
- D2 Promoting high quality and inclusive design
- D14 Managing the Transport Impacts of Development
- D19 Landscape
- D20 Biodiversity and geodiversity
- D25 Protecting residential amenity
- D26 Historic Environment

## National Planning Policy Framework February 2021

Section 9 – Promoting sustainable transport

Section 12 – Achieving well-designed places

Section 15 – Conserving and enhancing the natural environment

Section 16 –

### **Main Issues**

#### Visual Amenity

The proposed front single-storey flat roof extension that projects forward of the principal elevation and enveloping side of the property results in an unsympathetic and awkward flat roof box like design that does little to improve the character and appearance of the existing dwelling house. Officers suggested alterations with the stepping back the front extension and continuation of the existing gable roof. The applicant declined to make the suggested changes and requested that the application to be determined as submitted.

The large proposed flat roof garage would be set forward of the principal elevation of the property and further projects forward of the building line of properties along Church Lane. Officers recommend that the garage be reduced in its size depth and stepped back so it would be in line with neighbouring properties of No. 80 and 84 and have a pitched roof so it would better relate to the local area. The applicant declined to make these alterations.

The proposed front and side single-storey extensions and flat roof garage would result in an awkward and incongruous flat roof box design that is not considered to be of an appropriate scale, design and detailing that would neither respect the existing building and wider identity of the locality and therefore, fails to comply with policy D2 of the Local Plan (LP) and para 130 of National Planning Policy Framework.

#### Residential Amenity

It is considered that the proposed single-storey flat roof extensions and flat roof garage would not prejudice the amenities of occupiers of the property and, in terms of its bulk, window arrangement and proximity to the neighbouring properties, would not adversely affect the amenities of the occupiers of the neighbouring properties. In this respect the proposal complies with policies D2 and D25 of the LP.

#### Flood Risk

As the property is within Flood Zone 2, however, this is a householder application that is acceptable subject to implementation of flood resilience measures that have been detailed in their Flood Risk Assessment. The electrical sockets shall be raised above the ground floor level by 0.4m and raise all

electrical appliances above ground floor level. A condition shall be placed on any permission granted to this effect.

### Conclusion

The proposed front and side extensions and flat roof garage are of an unacceptable design and appearance that would have an adverse visual and impact upon the character of the existing building and wider locality. As such the proposal fails to comply with policy D2 of the Sedgemoor Local Plan and para 130 of National Planning Policy Framework.

## **RECOMMENDATION**

### **REFUSE PERMISSION**

- 1 The proposed front and side single-storey extensions and flat roof garage, by virtue of their position forward of the building line and the flat roof, box design, would result in an incongruous and alien form of development that would fail to respect the character of the existing building or the character and identity of the locality. As such the proposal does not comply with policy D2 of the Sedgemoor Local Plan and para 130 of National Planning Policy Framework.

### **Schedule A**

Existing Garage floor and Elevation Plan Drg No. SBK-P03  
Existing Plans and Elevations Drg No. SBK-P01  
Proposed Home Office Plans and Elevations Drg No. SBK-P08  
Proposed New Garage Plans and Elevations Drg No. SKB-P09  
Proposed Elevations Drg No. SBK-P06  
Proposed Roof Plan Drg No. SBK-P07  
Existing Site Plan Drg No. SBK/P02 Rev. B  
Proposed Site Plan Drg No. SBK/P04 Rev.B  
Proposed Ground floor plan Drg No. SBK/P05 Rev. B  
Proposed Roof Plan Drg No. SBK/P07 Rev. B

## **DECISION**

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