

Application Number	2023/2277/HSE
Case Officer	Kirsty Black
Site	Canada House Station Road to West Lane Allhampton Shepton Mallet Somerset
Date Validated	30 December 2023
Applicant/ Organisation	Mr & Mrs Power
Application Type	Householder Application
Proposal	Proposed garage extension to replace existing lean-to car port. Proposed infill rear extension joining workshop to dwelling. New roof over existing workshop and lean-to.
Division	Mendip South Division
Parish	Ditchheat Parish Council
Recommendation	Approval
Divisional Cllrs.	Cllr Claire Sully Cllr Alex Wiltshire

What3words///crisper.proven.handsets.

Scheme of Delegation:

The applicant is an employee of Somerset Council. The officer recommendation is for approval, and therefore in accordance with the Published Scheme of Delegation this application is referred to Planning Committee (East) for probity reasons.

Site, Constraints and Proposal

This application concerns Canada House in Allhampton. It is situated south of Station Road To West Lane. It is a semi detached house bordered to the east and west by residential properties and to the south by the car park belonging to the Allhampton Inn. Canada House itself is set back from the highway, is stone built and covers two stories. It is sited within Somerset Levels and Moors SPA_Ramsar (catchment)and within a SSSI Impact Risk Zone.

The application seeks consent to construct a garage extension replacing the existing lean-to car port to the front elevation of the property and to construct an infill extension (joining workshop to dwelling) to the rear elevation and adding a new roof over existing workshop and lean-to conservatory.

The front extension will have a sloping tiled roof and be clad in timber weatherboarding and the rear development will have a flat roof with flat roof lights and be finished in painted render.

Consultation/Representations

Divisional Member: No comments received.

Parish Council: Supports the granting of permission.

Archaeology: No objections raised.

Highways: Standing advice applies.

Neighbours: No local representations received.

Planning History: None

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 (Post JR Version)
- Somerset Waste Core Strategy (2013)
- Somerset Mineral Plan (2015)
- 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
- DP7 - Design and Amenity
- DP9 and DP10 - Highway Safety

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)

Assessment of relevant issues:

Character and Appearance

The proposed siting of the development is considered to utilise the available space within the residential site. The proposed garage extension, to the front elevation of the residence, will be visible from views from the public realm, along Station Road To West Lane, but would not be overly visible from the street scene being set back from the northern site boundary the visual impact will be mitigated. The proposed extension would also add visual interest in the use of timber cladding.

The proposal would therefore be considered acceptable in visual terms in accordance with the policies referred to above.

Residential Amenity

The proposed single storey extensions will be located close to the shared eastern site boundary with the detached property of Ninefields. The scheme has been purposely designed to be single storey with those to the rear having flat roofs and with windows located to the side elevation being positioned so as to no reduce privacy to this neighbouring property. The existing boundary wall will also help screen the development.

The proposal is considered not to harm the amenities adjoining residential neighbours and therefore accords with Policies DP7 and DP8.

Highways

The proposal seeks to convert an existing carport into a garage space whilst converting the existing garage into ancillary accommodation. It is considered that there is sufficient parking within the site for up to four vehicles to leave in a forward gearing. Thus 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: 1619 001 LOCATION PLAN, 1619 002 EXISTING BLOCK PLAN/ELEVATIONS/ROOF PLAN, 1619 003 EXISTING ELEVATIONS, 1619 004 PROPOSED GROUND FLOOR PLAN, 1619 005 PROPOSED BLOCK PLAN/ELEVATIONS/ROOF PLAN and 1619 006 PROPOSED ELEVATIONS. All received on 23rd November 2023.

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. **Condition Categories**

Your attention is drawn to the condition/s in the above permission. The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

Compliance - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

Pre-commencement - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

Pre-occupation - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

Bespoke Trigger - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

Please note all conditions should be read fully as these headings are intended as a guide only.

Failure to comply with these conditions may render the development unauthorised and liable to enforcement action.

Where approval of further information is required you will need to submit a conditions application and pay the relevant fee, which is 145GBP per request (or 43GBP where it relates to a householder application). The request must be made in writing or using the Standard Application form (available on the Planning Portal, see council's website). For clarification, the fee relates to each request for the discharge of condition/s and not to each condition itself. There is a no fee for the discharge of conditions on a Listed Building Consent, Conservation Area Consent or Advertisement Consent although if the request concerns condition/s relating to both a planning permission and Listed Building Consent then a fee will be required.

