

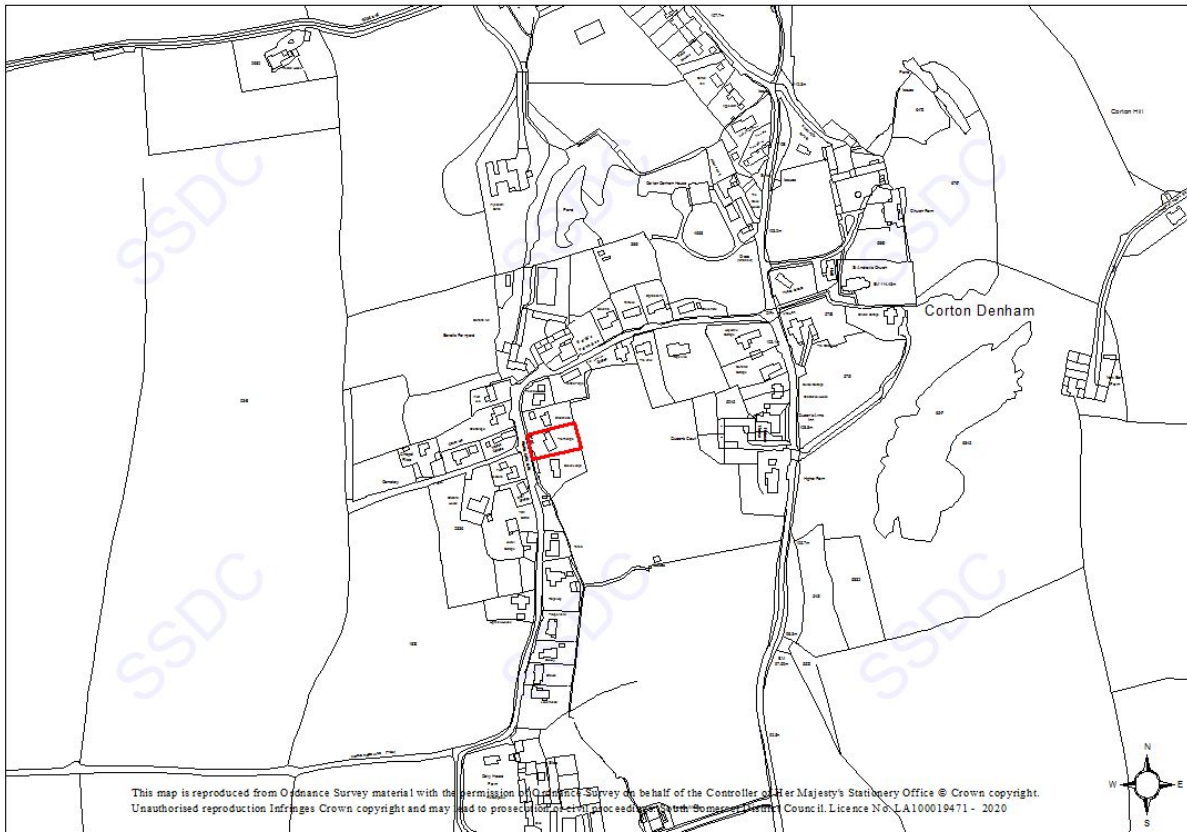
Officer Report On Planning Application: 19/02363/HOU

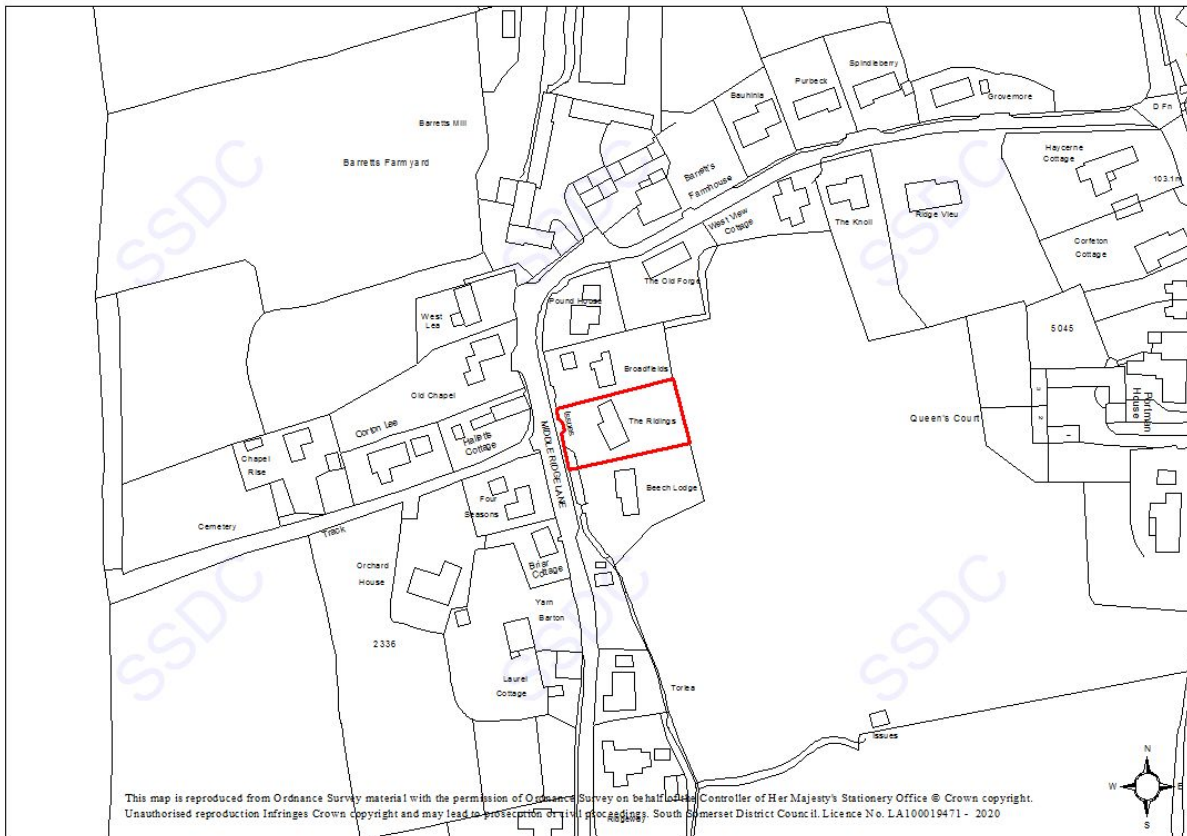
Proposal :	Demolition of existing part side and part rear extension, demolition of existing garage, erection of new two storey side extension and single storey rear and side extensions
Site Address:	The Ridings Middle Ridge Lane Corton Denham
Parish:	Corton Denham
BLACKMOOR VALE Ward (SSDC Member)	Cllr W Wallace Cllr H Burt
Recommending Case Officer:	Charles Cooksley Tel: 01935 462462 Email: planningcaseteam@southsomerset.gov.uk
Target date :	22nd October 2019
Applicant :	Alice Martin and Damian Duffy
Agent: (no agent if blank)	David Minns The Priory, 9 Draycott Road Shepton Mallet BA4 5HS
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

This application is referred to Ward Member for determination under the Council's scheme of delegation procedures as observations have been received that are contrary to the officer recommendation.

SITE DESCRIPTION AND PROPOSAL





Neighbours/consultees correct: Yes

HISTORY

No relevant history

POLICY

South Somerset Local Plan 2006-2028:
 Policy SD1 - Sustainable Development
 Policy EQ2 - Design And General Development
 Policy TA5 - Transport Impact On New Development
 Policy TA6 - Parking Standards

NPPF 2019:
 Chapter 11 - Making effective use of land
 Chapter 12 - Achieving well-designed places

Planning Practice Guidance:
 Design - 6th March 2014

South Somerset District Council Supplementary Guidance - Extensions and Alterations to Houses - A Design Guide
 National Design Guide - October 2019

CONSULTATIONS

Town/Parish Council
 Corton Denham: The Parish have reiterated the concern and reasons for objections raised by

neighbours in their representations;

- The proposed cladding is not in keeping with the existing house, and neighbouring properties;
- The proposed size of the house, with up to six bedrooms and the demolition of the existing garage, could lead to more cars and unacceptable on-road parking;
- There is no detail and some very real concern on building up the existing garage wall on the North side, to encompass an additional floor. This must entail the digging of new footings and the use of scaffolding to build the 1st floor extension, both of which are likely to encroach over and potentially do permanent damage to the existing boundary which is in some places just two feet from the existing garage wall.
- The extra floor would reduce light to the neighbouring property, which includes an existing ground floor window on the South side.
- This whole area is very narrow and restricted, and it is essential to have more details from and discussion with the architect.

Following the addition of amended plans, the Parish through an email to the determining officer, stated that their original comments still stood.

OTHER CONSULTTEES

Highways Authority: Standing Advice Applies

Highways Consultant: I note that the existing double garage would be converted to living accommodation. It would therefore be useful if the applicant could confirm that sufficient on-site car parking would be available/retained within the site, preferably in line with the optimum standards set out in the Somerset Parking Strategy which in this location is likely to be four car parking spaces.

Neighbour Comments

Neighbours notified - Two objections received from Beech Lodge & Broadfields are summarised below;

Broadfields

I. Two storey side extension will introduce an overbearing element and loss of light to window on the southern side elevation.

II. Position of new rear facing windows will be capable of viewing into the rear garden of the dwelling and will have a harmful impact on their privacy.

III. The extension of the garage will be close to shared boundary and concerns have been raised over whether there is enough space for access, and works, which will not damage boundary fence or neighbours land.

IV. The development will make the house look too large for the site and make the dwelling seem out of proportion for the site.

Beech Lodge

I. The size and use of coloured timber cladding for the extension does not correspond with the existing dwellinghouse and results in the dwelling looking out of character others in the area.

II. The increase in bedrooms will lead to an increase of car parking spaces required for the dwelling. Concerns are raised this will lead to cars parking on the highway, for which it is not sustainable.

Supporting Information

The planning agent representing the occupiers of The Ridings has formulated a response to the objections raised by the Parish Council and neighbours.

- The house is not within the Corton Denham Conservation Area, nor is it a Listed Building. The proposed cladding is a contemporary material, chosen to complement the contemporary aesthetic of the proposed alterations, which include substantial amounts of large pane glazing and single ply roofing membrane.

- Revised drawings submitted to SSDC show there is space for four off street parking spaces.
- The proposed extension on the north side is 150mm less wide than the existing 1.5 storey high garage with a pitched roof.
- The foundation design for the new flank wall has not yet been selected. It will be chosen with reference to the ground conditions, proximity of trees and ease of construction. It could be pad and ground beam or even mini piles.
- There is hedge along the boundary between The Ridings and Broadfields. In the summer the applicants reduced the original height of the hedge. In addition trees have also been removed.
- Both the trees and the former hedgerow contributed to shading of the flank wall of Broadfields and the garden, which has been significantly reduced by the removal and pruning of trees and hedgerow.
- The foundation design for the new flank wall has not yet been selected. It will be chosen with reference to the ground conditions, proximity of trees and ease of construction. It could be pad and ground beam or even mini piles.

Shading of Broadfields

- Sunpath analysis of the existing and proposed situation has been prepared. Assumptions have been made about the relative ground levels, and the footprint of both The Ridings and Broadfields have been taken from the latest OS map.
- Analysis at 12 noon and 3pm, on the two solstices and equinoxes have been plotted for the existing situation and the proposed reduced first floor, with a hipped rather than a gable roof. It is considered that there will be no change in the early and mid-mornings, when the sun is in an eastern/south eastern aspect.
- The analysis shows that there is a possibility of increased shading to the flank wall and parts of the garden of Broadfields at 12noon in March, September and December, but this does not take account of the shading effect of existing trees and the hedge.

KEY CONSIDERATIONS

Design/Layout/Materials

Neighbours and the Parish council have raised concern as to the impact of the proposal on visual amenity. Middle Ridge Lane is a semi-rural setting with ample vegetation intermixed with dwellings built of reconstituted and natural stone of varying designs. This is not an area of a special designation and the streetscene does not present a uniform character. The dwelling is not visually prominent within the streetscene as it is set back from the highway and partially screened by the vegetation that borders and is found within the site. The site is well-sized and has the space to accommodate the proposed developments comfortably without becoming too busy or overdeveloped. The single storey rear extension will be located to the rear of the property and is not observed from within the public realm. It will be replacing a conservatory extension and is seen to be an improvement. The proposed development is commensurate and subservient to The Ridings and will not result in demonstrable harm to visual amenity or local character.

The proposed two-storey side extension will introduce a new design element to the dwelling in the form of a hipped roof, as a means to mitigate concerns of residential amenity. Nevertheless, it is not considered that the design would cause harm to the character of the dwelling, or the wider locality, as this roof type is found within the immediate vicinity and thus is not a demonstrably harmful departure from established local vernacular. Objections have been raised about the use of timber cladding for the exterior of the development. Timber has traditionally been used for outbuildings and lesser structures particularly within rural areas. Therefore, it conveys that these extensions are additions, and subservient to the main house. Left untreated to weather naturally, the timber would silver, amalgamating well with the rural setting and re-emphasising its position as a later and subservient addition. The massing and design of the extension respect the established character and appearance of the dwellinghouse. As such, notwithstanding the objections, it is not considered that there would be any demonstrably adverse impact on the character of the dwelling or the area, in accordance with the aims and objectives local plan policy EQ2, and the NPPF.

Residential Amenity

The massing and proximity to the neighbouring dwelling (Broadfields) has garnered objection on the grounds of overlooking, overbearing and the resulting loss of light. The new first floor windows on the extension are not directed toward either neighbouring dwellings, but are close to the north shared boundary. The outlook from the windows will not result in overlooking into immediate domestic garden, and as such does not justify a refusal. The two-storey extension will not directly block sunlight at all hours, but it will be capable of doing so only toward the later period of the day, occurring more so in the winter months. A sunlight impact assessment has been submitted as part of the application, which has illustrated that the loss of light to neighbours will not be demonstrably harmful to living standards. As such, notwithstanding the objection of a neighbouring occupier, it is not considered that the proposed development will have any demonstrably adverse impact on the residential amenity of adjoining occupiers in accordance with policy EQ2 of the local plan and the aims and provisions of the NPPF.

Highways

The highway consultant has commented that, with the increase in the number of bedrooms, and the conversion of the integral garage for accommodation/living space the site will need to provide four off road parking space, to accord with the optimum parking strategy. Additional plans have been provided that illustrates the site's ability to provide the appropriate number of parking spaces in accord with the guidance. The application is acceptable in relation to its impact on highways safety in accordance with policies TA5 & TA6 of South Somerset Local Plan (2006-2028).

Summary

The scale, siting, design and materials used are acceptable and is not considered to harm the character of the dwelling or to visual amenity. The neighbour has raised issues of loss of light but the loss of light is minor and not considered to amount to demonstrable harm to amenity. The site is well sized and is able to provide four off road parking spaces, in accordance with standing advice and parking strategy. Therefore, the proposed development is considered acceptable in line with policies SD1, EQ2, TA5 and TA6 of the South Somerset Local Plan (2006-2028) and the provisions of the NPPF.

RECOMMENDATION

Approve for the following reason:

01. The proposal, by reason of its size, siting, materials and design, has no adverse impact on the character of the dwelling and causes no demonstrable harm to visual and residential amenity or highway safety in accordance with Policies SD1, EQ2, TA5 & TA6 of the South Somerset Local Plan (2006-28) and the provisions of the National Planning Policy Framework (2019).

SUBJECT TO THE FOLLOWING:

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

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

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

Drw No. 616.01/PL03 Rev D - Proposed Plans

Drw No. 616.01/PL02 - Existing block, elevations and floor plans

Drw No. 616.01/PL01 - Location Plan

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

03. The external surfaces of the development shall be of materials as indicated in the application form and no other materials shall be used without the prior written consent of the local planning authority.

Reason: To ensure the proposed development is completed in accordance with Policy EQ2 of South Somerset Local Plan and the and the provisions of the National Planning Policy Framework 2019.

04. The application of timber cladding shall not be commenced until particulars of the materials (including the provision of samples where appropriate) to be used for external cladding have been submitted to and approved in writing by the Local Planning Authority. Once approved, it shall be left to weather naturally and silver unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the setting of the listed building in accordance with policies EQ2 and of the South Somerset Local Plan 2006-28 and the provisions of the National Planning Policy Framework
