

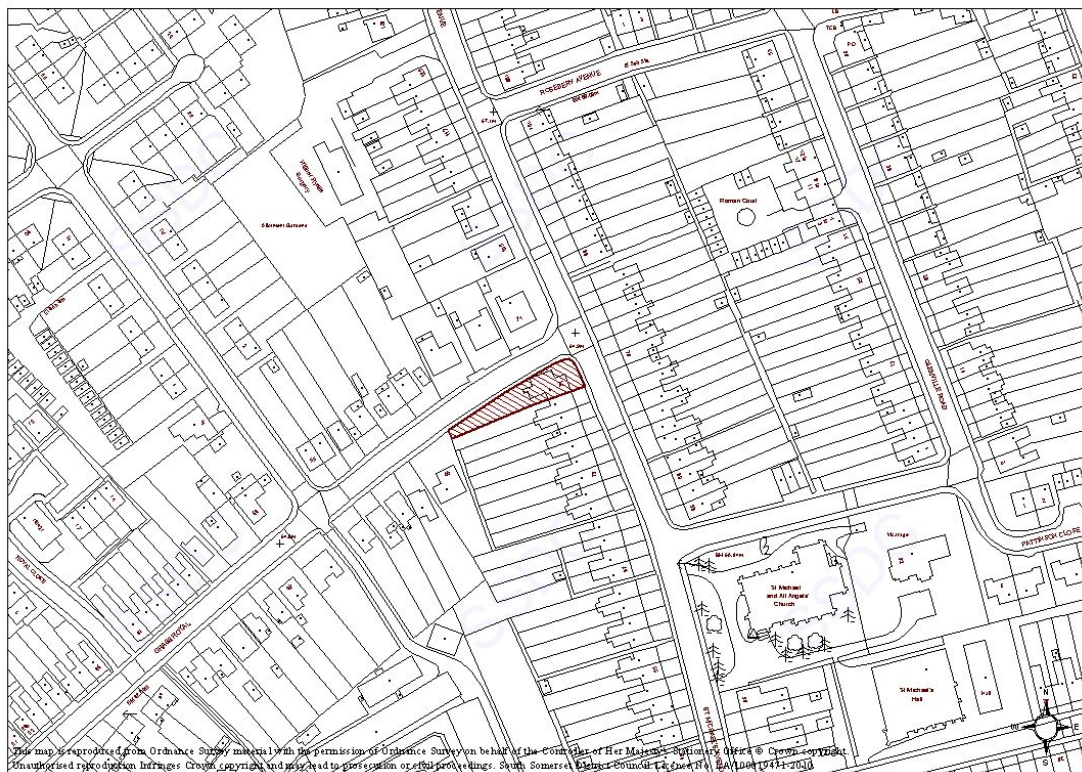
Officer Report On Planning Application: 09/04576/FUL

Proposal :	Alterations, extension and conversion of existing dwelling into 4 no flats with associated parking spaces. (GR 356461/116708)
Site Address:	91 St Michaels Avenue Yeovil Somerset
Parish:	Yeovil
Yeovil (East) Ward (SSDC Member)	Mr D Recardo (Cllr) Mr T Fife (Cllr) Mr T Lock (Cllr)
Recommending Officer:	Andrew Collins Tel: 01935 462276 Email: andrew.collins@southsomerset.gov.uk
Target date :	13th January 2010
Applicant :	Mr G Darch
Agent: (no agent if blank)	David Parkin Architectural Services 4 Wilton Road Yeovil BA21 5XP
Application Type :	Minor Dwellings 1-9 site less than 1ha

Reason for Referral to Committee

This application is brought to Area South Committee by the Ward Member who is also the Area Chair.

Site Description and Proposal



The property is a 2 storey end terrace dwelling located on the corner of St Michaels Avenue and Grass Royal. The property is constructed of mainly brick and clay tile.

Planning permission is sought to demolish an existing garage, accessed via Grass Royal, and to erect a 2 storey side and rear extension and convert into four, one bed flats.

There is an existing 2 storey, monopitch extension that slopes into the site at the rear of the dwelling which is rendered.

The 2 storey side extension is proposed to be 4m in width, 5.5m in height to the eaves and 8.7m to the ridge. The eaves and ridge would match the existing dwelling. To the rear a 7.4m long extension is proposed. The extension would meet the existing extension and form a projecting gable wing. In order to create a larger lounge, the side extension is proposed to kick out by 1m. This leaves a part blank brick wall when looked at the property from the rear.

Clay tiles from the back ridge are proposed to be used for the front slope of the extension. The remainder of the roof slopes are proposed to be constructed of concrete tiles. The rear projection is proposed to be rendered to match the existing extension.

A new door is proposed on the St Michaels Avenue elevation and this is proposed to provide access for the 2 new flats in the extension and a first floor flat located in the existing dwelling. The remaining flat is accessed from the rear and encompasses the ground floor of the original dwelling.

A ground floor kitchen window and first floor kitchen and shower room windows are proposed in the side facing Grass Royal.

Along the boundary at Grass Royal, is an existing 2m high fence. To the rear of the property in Grass Royal it is proposed to provide 4 car parking spaces, an area for drying and 4 sheds are proposed for bin storage and bicycles.

History

91/02867/FUL - The erection of a garage - Application permitted with conditions - 18/9/91

94/02841/FUL - Erection of timber panel boundary fence - Application permitted with conditions - 28/3/94

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that decision must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise,

The development plan comprises the Regional Spatial Strategy (Regional Planning Guidance 10: The South West), The Somerset and Exmoor National Park Joint Structure Plan Review, and the South Somerset Local Plan (adopted April 2006).

The policies of most relevance to the proposal are:

Draft Regional Spatial Strategy for the South West (Proposed Changes June 2008):

Regional Spatial Strategy 10: The South West
Regional Spatial Strategy (RSS10) Draft 2006
Development Policy A - Identifies Yeovil as a Strategically Significant Town
Development Policy E - High Quality Design
Development Policy G - Sustainable Construction
Development Policy H - Reusing Land
SR24 - Identifies the need for Yeovil to grow in terms of housing and employment
TR1 - Demand Management and Public Transport in the SSCTs
H2 - Housing Densities
RE5 - Renewable Energy and New Development (currently being reviewed)

Somerset and Exmoor National Park Joint Structure Plan (adopted April 2000)
STR1 (Sustainable Development)
STR4 (Development in Towns)
Policy 48 (Access and Parking)
Policy 49 (Transport Requirements of New Development)

South Somerset Local Plan (April 2006)
ST3 (Development Areas)
ST5 (General Principles of Development)
ST6 (Quality of Development)
TP7 (Residential Parking Provision)

South Somerset Sustainable Community Strategy
Goal 3 - Healthy Environments
Goal 4 - Services and Facilities
Goal 8 - High Quality Homes
Goal 9 - A Balanced Housing Market

National Guidance
PPS1 - Sustainable Development
PPS3 - Housing

Consultations

Area Engineer - "No comment"

Environmental Protection Unit - No comments received.

Yeovil Town Council - "Recommend approval subject to no objection being raised by the Highways Authority."

Somerset Waste Partnership - No comments received

Somerset County Council - Highways - "I have no objection in principal to the conversion of this dwelling to flats. The dwelling is located within the development limit for Yeovil within an existing residential area. The Highway Authority considers that new development in the form of flats that is located outside of the 'town centre cordon' (i.e. north of Reckleford) requires the provision of on-site parking. The Somerset Parking Strategy recommends a maximum provision of 1 space for 1-bedroom units, 2 spaces for 2-3 bedroom units.

I would also draw attention to Policy TP7 of the South Somerset Local Plan which states that off street parking provision for new residential developments will be provided at a maximum average of 1.5 spaces per dwelling in towns and rural centres. Where the development is for housing types with less demand for parking than family housing and where individual locations are particularly accessible, provision will be expected to be substantially below the required maximum.

In detail, the proposed development derives access from/onto Grass Royal which is an unclassified highway that is subject to a 30mph speed restriction. Whilst onsite turning is desirable I would not insist upon it in this location.

It should be ensured there is a 2.4m back and parallel vehicular visibility splay across the entire site frontage, in addition pedestrian splays on both sides to the rear of the existing footway based on co-ordinates of 2.0m x 2.0m. There is currently a boundary fence that exceeds 900mm in height that restricts visibility for vehicles emerging from the existing parking area, which will need to be totally removed.

The submitted layout plans shows four parking spaces, one for each flat and the only issue I have with the layout is the position of the sheds for the bin/bike store as the one nearest the footway/road would restrict pedestrian visibility for vehicles emerging from the parking areas. I would therefore seek this is omitted or repositioned.

In the interests of sustainable transport initiatives, whilst it is recommended that sheltered and secure cycle storage is included within the site on the basis that sufficient vehicular parking is being provided it maybe considered unreasonable to insist upon this facility too.

It was noted at my site visit that there is an area of hard standing at the front of the property, situated close to the junction of Grass Royal and St Michael's Avenue, which appears to have been used for parking. This area is substandard in terms of size, and will be built on as part of the development proposals, therefore the dropped kerbs will need to be reinstated.

Taking the above points into consideration on the basis the issues above are addressed, no objection is raised and in the event of permission being granted I would recommend conditions."

Representations

One letter of representation has been received from the adjoining property. They make the following comments (summarised)

- Concerns over noise transference from first floor living areas
- Potential water run off from hard surfaced area due to neighbour's property being at lower level increasing risk of flooding and damp.
- Concerns over lack of parking. Whilst 4 spaces proposed, 2 on road spaces will be lost and the need for more than 1 space per flat is likely.

Considerations

Principle of development

The site is located within the development area of Yeovil. As such the principle of development is accepted. In considering PPS3 there is a requirement to make effective use of land. In this respect the proposal accords with this aim.

Impact upon visual amenity / Design of proposals

In considering the existing streetscene, the rear extension with its large wall appears incomplete and incongruous in Grass Royal. Also with no front door on St Michaels Avenue and a garage access from the rear off Grass Royal the existing dwelling has non-traditional features. The proposed extension to the side has the impression of completing the rear projection and this element is considered to enhance the streetscene. The extension also has the advantage of having a front door onto St Michaels Avenue.

The extension to the side, at its maximum nearly doubles the frontage when viewed from St Michaels Avenue. This is a large extension to the existing property, but from a visual point of view there are no over-riding demonstrable harm that would warrant a refusal of the application.

Impact upon residential amenity

The proposal is for a large extension to the side and rear of the existing dwelling. In considering issues of overbearing and overshadowing the extension is not going to cause a demonstrable impact as the extension is not going to project any further than the existing rear extension.

In having regard to the neighbour's comments regarding noise transference this could be conditioned to ensure that additional noise insulation is provided on the adjoining wall to minimise disturbance from flat 3.

It is considered that the flats meet an acceptable standard of living accommodation and that there is no demonstrable harm to residential amenity. Whilst a small area of amenity space is proposed this is considered to be acceptable even if it is remote from the flats.

Highways issues

The highways authority do not raise an objection to the proposal subject to the imposition of conditions. Their comments mention in detail the parking requirements and whilst acknowledging a parking issue in this area that the provision proposed is considered to be sufficient.

Other Neighbour Comments

The neighbour is concerned about potential surface water run off due to change of levels and increased hard standing. The Area Engineer has no comment to make on this application. Subject to surface water drainage on site which can be conditioned surface water run-off can be controlled.

On balance, whilst the proposals result in a large extension and an intensification of use on site, it is not considered that the proposal results in an over development of the site and does not cause demonstrable harm to visual or residential amenity. As such the proposal is in accordance with Development Policies A, E and H of the Regional Spatial Strategy (RSS10) Draft 2006 and Policies ST5, ST6 and TP7 of the South Somerset Local Plan 2006.

RECOMMENDATION

Grant permission

01. Whilst the proposals result in a large extension and an intensification of use on site, it is not considered that the proposal results in an over development of the site and

does not cause demonstrable harm to visual or residential amenity. As such the proposal is in accordance with Development Policies A, E and H of the Regional Spatial Strategy (RSS10) Draft 2006 and Policies ST5, ST6 and TP7 of the South Somerset Local Plan 2006.

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 external surfaces of the extension(s) hereby permitted/approved shall be of materials to match those of the existing building. No works shall be undertaken unless details or samples shall be submitted to and approved in writing, by the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect on the appearance of the building(s) in accordance with Policies ST5 and ST6 of the South Somerset Local 2006.

03. No works shall be undertaken unless a scheme for additional noise insulation for the first floor Southeastern (adjoining 89 St Michaels Avenue) boundary wall has been submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity in accordance with Policies ST5 and ST6 of the South Somerset Local Plan 2006.

04. The amenity area shown on David Parkin drawing 3012/09 shall be hereafter permanently retained for use by the residents of all four flats.

Reason: In the interests of the amenity of the residents of the flats in accordance with Policies ST5 and ST6 of the South Somerset Local Plan 2006.

05. Notwithstanding the approved plans, no works shall be undertaken unless details shall be provided for the size, location, materials and design of the bin and bike stores have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be permanently retained thereafter.

Reason: In accordance with sustainable transport objectives in accordance with Policy 49 of the adopted Exmoor and Somerset Joint Structure Plan 2000 and in the interests of environmental health and Policy ST6 of the adopted South Somerset Local Plan 2006.

06. No works shall be undertaken unless details of the surface of the access/parking areas, shown on the submitted plan, drawing no. 3012/09, have been submitted and approved in writing by the Local Planning Authority. They shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with agreed details.

Reason: In the interests of highway safety in accordance with Policy 49 of the Somerset and Exmoor Joint Structure Plan.

07. The area allocated for parking on the submitted plan, shall thereafter be kept clear of obstruction at all times and not be used other than for the parking vehicles or for the purpose of access.

Reason: In the interests of highway safety in accordance with Policy 48 of the Somerset and Exmoor Joint Structure Plan.

08. The gradient of the proposed access/parking areas shall not be steeper than 1 in 10.

Reason: In the interests of highway safety in accordance with Policy 49 of the Somerset and Exmoor Joint Structure Plan.

09. No works shall be undertaken unless details have been submitted regarding the provision within the site for the disposal of surface water. The development shall be implemented in accordance with the agreed details.

Reason: In the interests of highway safety in accordance with Policy 49 of the Somerset and Exmoor Joint Structure Plan and neighbour amenity in accordance with Policy ST5 of the South Somerset Local Plan 2006.

10. Before the access/parking areas are first brought into use, there shall be no obstruction to visibility greater than 900mm above adjoining road level in the area shown coloured green on the attached plan. Such visibility splays shall be fully provided before the development hereby permitted is first brought into use and shall thereafter be maintained at all times.

Reason: In the interests of highway safety in accordance with Policy 49 of the Somerset and Exmoor Joint Structure Plan.

Informatives:

01. Having regard to the powers of the Highway Authority under the Highways Act 1980 the applicant is advised that a Section 184 Permit must be obtained from the Highway Service Manager, Yeovil Area Office, tel 0845 3459155. Application for such a Permit should be made at least three weeks before access works are intended to commence.
02. The applicant is advised that the Highway Service Manager, Yeovil Area Office, tel 0845 3459155 must be consulted with regard to the required reinstatement of the kerbs at the access to be closed/stopped up.