

**Officer Report On Planning Application: 13/02350/FUL**

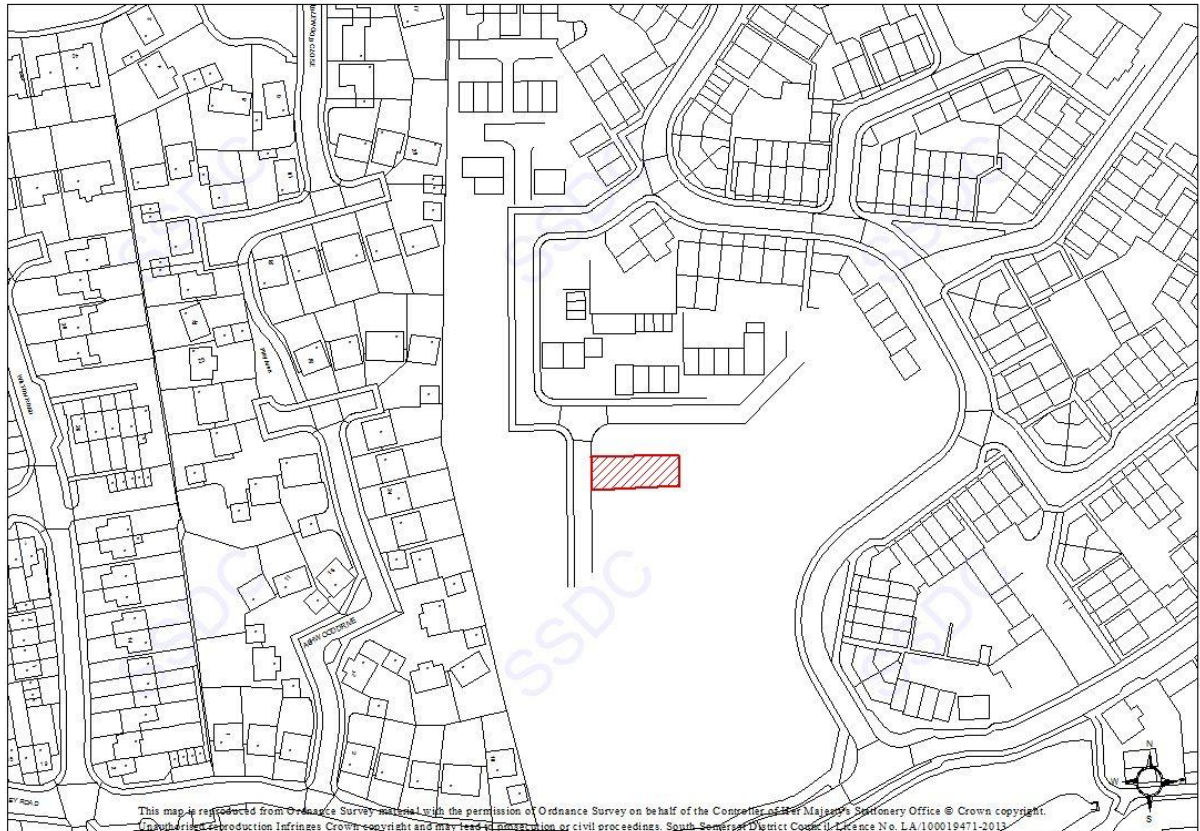
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| <b>Proposal :</b>                                 | The erection of a single storey orangery/extension to rear and a front entrance porch (GR 357491/117621) |
| <b>Site Address:</b>                              | 41 Raleigh Road Yeovil Somerset  |
| <b>Parish:</b>                                    | Yeovil Without   |
| <b>WARDS OF YEOVIL WITHOUT Ward (SSDC Member)</b> | Cllr J Gleeson Cllr P A Lock Cllr G J Oakes  |
| <b>Recommending Case Officer:</b>                 | Mrs Jennie Roberts<br>Tel: (01935) 462441 Email:<br>jennie.roberts@southsomerset.gov.uk                  |
| <b>Target date :</b>                              | 25th July 2013   |
| <b>Applicant :</b>                                | Mr D Wheeler   |
| <b>Agent:<br/>(no agent if blank)</b>             |  |
| <b>Application Type :</b>                         | Other Householder - not a Change of Use  |

**Reasons for Referral to Committee**

This application has been brought before the Area South planning committee because the applicant is related to a member of the council's planning staff.

**Site Description and Proposal**





The site is located in a residential area within the development area of Yeovil. The application property is a detached, two-storey dwellinghouse.

The application proposes the erection of a single storey, L-shaped rear extension, measuring 5.8m at its widest point x 4.6m at its longest point, to be constructed of rendered walls under a double glazed roof.

The proposed extension would normally be permissible under permitted development rights. However, the application requires planning permission because a condition of the property's original planning consent was the removal of its permitted development rights.

## HISTORY

None

## 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.

In March 2012 the existing national Planning Policy Statements and Guidance Notes (PPS's and PPG's) were superseded by the publication of the National Planning Policy Framework.

Following the recent revocation of the Regional Spatial Strategy and the Somerset and Exmoor National Park Joint Structure Plan Review regard needs to be had to the development plan policies of the saved policies of the South Somerset Local Plan (2006).

South Somerset Local Plan (adopted 2006)  
ST5 (General Principles of Development)  
ST6 (Quality of Development)

Regard must also be had to:  
National Planning Policy Framework - March 2012  
Chapter 7 - Requiring good design

## **CONSULTATIONS**

Parish Council:  
Recommends approval

County Highway Authority:  
No observations

Area Engineer:  
Surface water disposal via soakaways

## **REPRESENTATIONS**

None received

## **CONSIDERATIONS**

### Visual amenity

Having regard to its siting, design, materials, scale, mass and bulk, it is considered that the proposed extension would have an acceptable impact on the visual amenity of the surrounding area.

### Residential amenity

Having regard to its siting, scale, fenestration, mass and bulk, it is considered that the proposed extension would have an acceptable relationship with neighbouring properties.

## **RECOMMENDATION**

Grant consent for the following reason:

01. The proposal, by reason of its siting, design, materials, scale, mass and bulk, respects the character of the area and causes no demonstrable harm to residential amenity in accordance with the aims and objectives of saved policies ST5 and ST6 of the South Somerset Local Plan (adopted 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 materials to be used in the construction of the external surfaces of the development hereby permitted shall be as stated in section 10 of the submitted application form.

Reason: For the avoidance of doubt and in the interests of visual amenity, in accordance with saved policy ST6 of the South Somerset Local Plan (adopted 2006).

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

Plans no 1-6, date-stamped 30/05/2013.

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

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