

Committee date 11/07/2023

Application No: 53/23/00008

Application Type: Full Planning Permission

Case Officer: Amelia Elvé

Registered Date: 04/05/2023

Expiry Date: 28/06/2023

Parish: Westonzoyland

Division: Bridgwater East & Bawdrip

Proposal: Erection of single storey extension & dormer extension to the North elevation.

Site Location: 6 Gelosia Close, Westonzoyland, Bridgwater, Somerset, TA7 0HA

Applicant: Mr Bartholomew



Committee decision required because

The view of the Division Member is contrary to the view of the Officer.

Background

6 Gelosia Close is a semi-detached bungalow sited to the north of an unclassified road. The property has a pitched roof, finished with double Roman rooftiles, render and red brick. The property is currently served by a flat roof, recon stone, conservatory, located to the rear.

The application seeks consent for the erection of a single storey flat roof extension, on the site of the existing conservatory. This element of the scheme will be finished in render, with a maximum height of approx. 3.05m. The proposal also includes the conversion of the loft to living accommodation, facilitated by the installation of a flat roof dormer to the rear roof slope. The dormer will project from the ridge of the existing roof by approx. 0.3m and finished with light grey cladding.

Relevant History

None

Supporting information supplied by the applicant

Location Plan Drg No. 00817131-C7A6F2

Block Plan Drg No. 00817133-929BD6

Existing & Proposed Floor Plans & Elevations Drg No. VPH-Bartholomew-01 Rev. 001

Existing & Proposed Roof Plans Drg No. VPH-Bartholomew-02 Rev. 001

Consultation Responses

Westonzoyland Parish Council – No response and no request for an extension of time.

Division Member – Cllr. Rodrigues – Object (as confirmed by email to Officer 06/06/2023).

I would like for the committee to establish whether or not the proposal will overlook neighbours

gardens and lead to a loss of privacy for neighbouring properties – specifically in relation to the rear dormer extension.

Representations

2 letters of objection from 2 addresses, raising the following planning considerations:

- The resultant development would result in overshadowing, overdominance and overlooking of neighbouring residential properties.
- Overbearing design that is out of scale and character of the existing property due to the projection above the ridge.

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.

National Planning Policy Framework July 2021

Section 9 – Promoting sustainable transport

Section 12 – Achieving well-designed places

Section 15 – Conserving and enhancing the natural environment

Sedgemoor Local Plan (2011-2032)

D1: Flood Risk and Surface Water Management

D2: Promoting High Quality and Inclusive Design

D14: Managing the Transport Impacts of Development

D20: Biodiversity & Geodiversity

D25: Protecting Residential Amenity

Main Issues

Visual Amenity

Policy D2 seeks to achieve high quality, sustainable and inclusive design which responds positively to and reflects the local characteristics of the site and identity of the surrounding area and be of a design solution that makes the most efficient use of land through appropriate densities, whilst recognising the need for positive treatment of the spaces around and between the building.

The single storey extension is to the rear of the property and therefore views of this element of the scheme from public vantage points is restricted. The design is sympathetic to the main property, is subservient and finished in materials that match the existing property.

In respect of the proposed dormer, it is noted that this projects further than the ridge of the existing property. Whilst this is a novel addition to the street scene, due to the modest scale of this addition it is not considered to be a visually dominant feature and would not erode the character of the property or the surrounding area.

It is therefore considered that in this respect, the application complies with policy D2 of the Local Plan.

Residential Amenity

Policy D2 states that development should 'respect the amenity value of the occupiers of nearby buildings or the wider area' and new development should deliver buildings that are "enjoyable to use". This is further supported by Policy D25 which states that 'Particular consideration will be given to the extent that the proposal could result in unacceptable impacts'. This includes consideration of loss of privacy, overlooking, visual dominance, loss of light, noise/disturbance, odour, fumes, vibration and living conditions of future occupants.

The single storey extension will be erected along the boundary shared with the attached property. The maximum projection of this will be approx. 5.9m, and whilst this 3.0m further than the existing conservatory due to the height of the extension this is not considered to be unacceptable as would not give rise to unacceptable overshadowing or overdominance.

In respect of the rear dormer, this will introduce first floor windows, however this is not dissimilar from the dormer windows that are in place to the properties to the rear. Whilst overlooking will be introduced, due to the existing level of overlooking from other properties, this is not considered to be unacceptable. One window will also serve a bathroom, and therefore will be obscure glazed. Furthermore, dormer windows can be erected on rear roof slopes under permitted development rights. As such there is a fallback position whereby rear facing first floor windows can be erected on dwellings.

It is for these reasons therefore, that the application is considered to comply with policies D2 and D25 of the Local Plan.

Highways Safety

Policy D14 of the Local Plan states that managing the transport impacts is essential for creating sustainable communities. The policy sets out that development proposals should seek to manage the transport impacts of development.

Standing Advice sets out that parking provision that dwellings should be served by. The proposal will create an additional bedroom, and a dwelling of this size, in this location, is recommended to be served by at least "2.5" off-road parking spaces. It is considered that there is adequate space within the curtilage of the property to provide the appropriate level of parking. As such, in this respect, the proposal is considered to comply with policy D14 of the Local Plan.

Ecological Issues

Policy D20 of the Local Plan seeks for proposals to contribute to maintaining and where appropriate enhancing biodiversity and geodiversity.

An informative will be imposed upon the consent to remind the applicant of the legal protection afforded to certain species, and a biodiversity enhancement condition will also be used. As such, the application complies with policy D20 of the Local Plan.

Flood Risk

The application site is in Flood Zone 3. Policy D1 of the Local Plan states that when undertaking site-specific Flood Risk Assessments (FRA), regard should be had to the sources of flooding as detailed in Sedgemoor's Strategic FRA and any more recent mapping made available by the Environment Agency.

Where the Sequential Test is considered to be passed the vulnerability of the development must still be compatible with the Flood Zone, including application of the Exception Test (as required). A FRA must also demonstrate that the development will be safe over its lifetime and not increase flood risk elsewhere, including addressing any residual flood risk and access/egress issues.

The application site is in Flood Zone 3 and relates to a householder development to an existing dwelling. A householder flood risk assessment has been submitted that outlines the flood resilience measures to be used and as such, the application is considered to comply with policy D1 of the Local Plan.

Conclusion

The proposal is of an acceptable design and appearance that would have no adverse impact of the character of the existing building or the locality, residential amenity, ecological issues, flood risk or highways safety. As such the proposal complies with policies D1, D2, D14, D20 and D25 of the Sedgemoor Local Plan 2011-2032.

RECOMMENDATION

GRANT PERMISSION

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

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule A.

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

- 3 Prior to the first occupation of the development hereby approved flood resilience measures will be carried out in accordance with the measures set out in the submitted Flood Risk Assessment and will be maintained thereafter in perpetuity.

Reason: In accordance with Policy D1 of the Sedgemoor Local Plan 2011-2032.

Schedule A

Location Plan Drg No. 00817131-C7A6F2

Block Plan Drg No. 00817133-929BD6

Existing & Proposed Floor Plans & Elevations Drg No. VPH-Bartholomew-01 Rev. 001

Existing & Proposed Roof Plans Drg No. VPH-Bartholomew-02 Rev. 001