

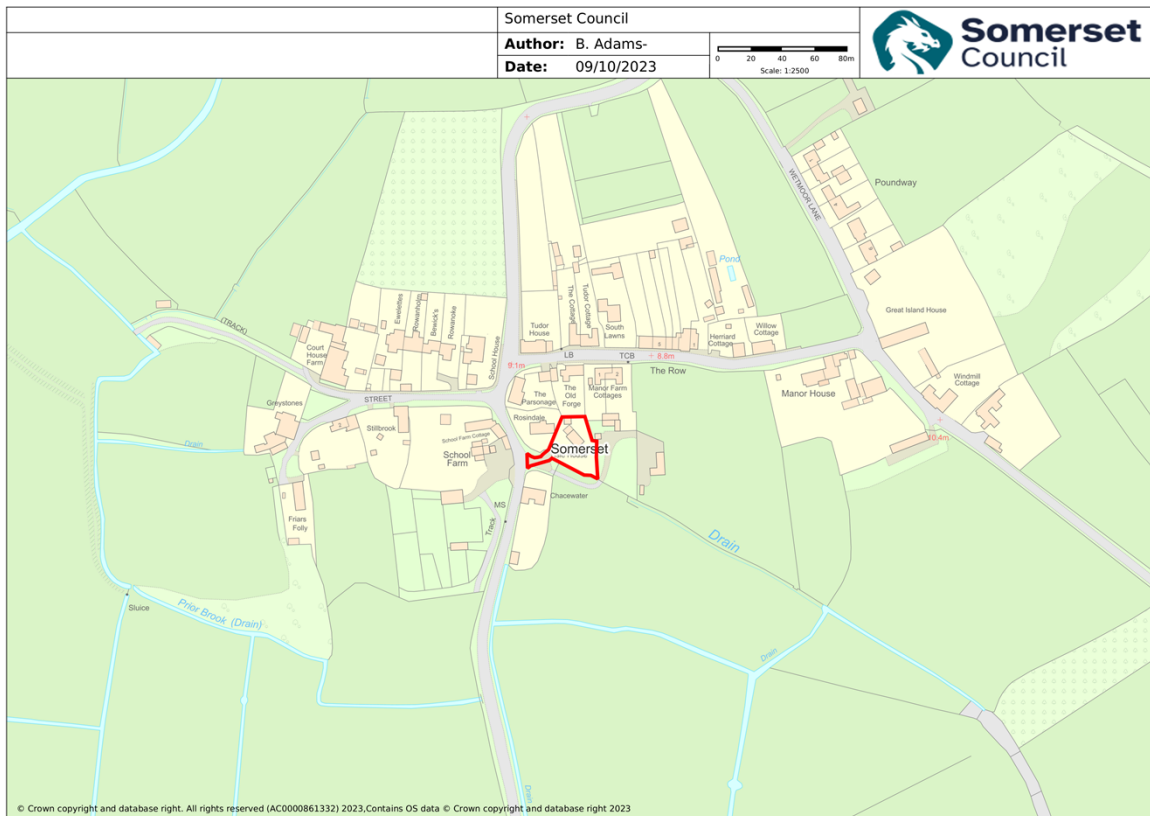
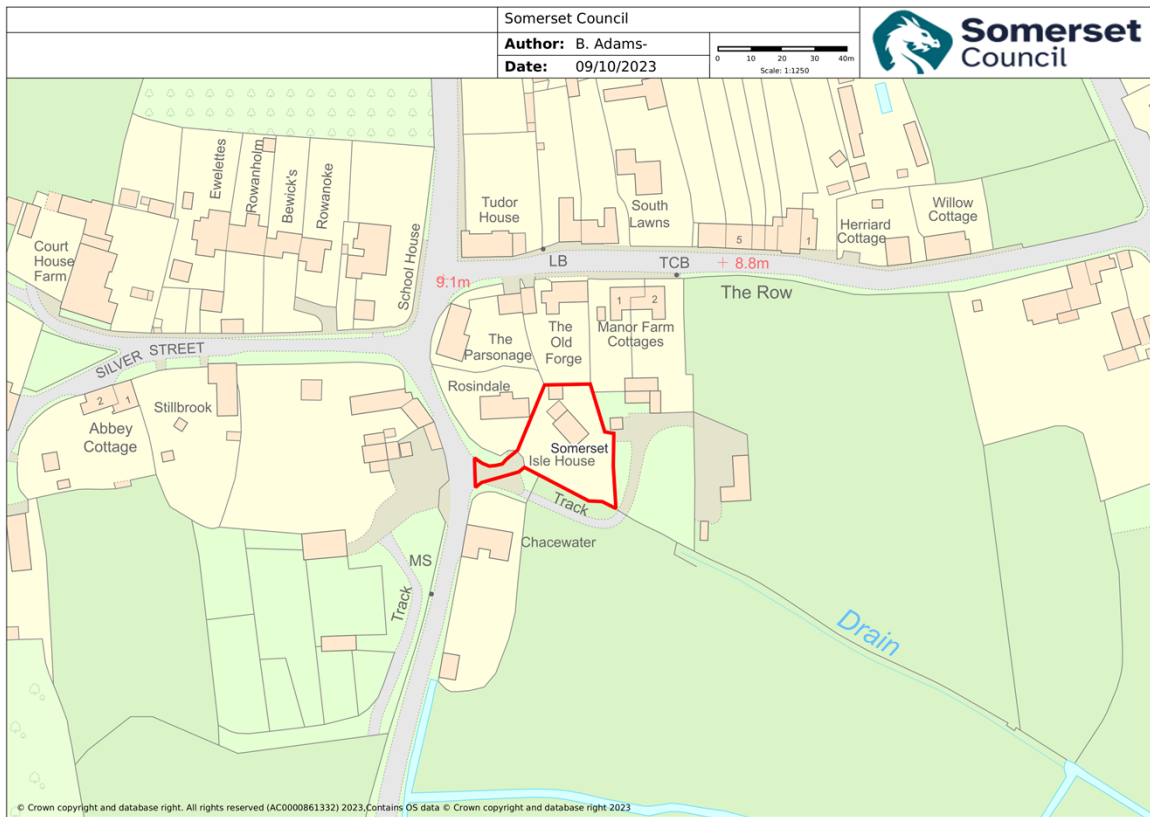
## Officer Report On Planning Application: 23/02106/HOU

<b>Proposal :</b>	Demolition of garage and replacement with 2 storey extension for an annex to provide multi-generational living accommodation.
<b>Site Address:</b>	Isle House, Muchelney Road, Muchelney, Langport, Somerset, TA10 0DP
<b>Parish:</b>	Muchelney
<b>CURRY RIVEL AND LANGPORT Division</b>	Cllr Mike Stanton Cllr Richard Wilkins
<b>Recommending Case Officer:</b>	Connor Chapman (Case Officer)
<b>Target date :</b>	11th October 2023
<b>Applicant :</b>	Mr A McLeod
<b>Agent: (no agent if blank)</b>	Mr Duncan Pyle, Bank Chambers, Cheapside, Langport TA10 9PD
<b>Application Type :</b>	Other Householder - not a Change of Use

### REASON FOR REFERRAL TO COMMITTEE

As the applicant is a direct relative of an officer of the Council's Senior Leadership Team, the Somerset Council's Scheme of Delegation requires that the application is determined by the Planning Committee.

# DESCRIPTION:



Isle House is a two-storey, detached dwellinghouse located within an area of Muchelney.

The dwelling is within a Conservation Area however while it is not a listed building it does sit in proximity to Grade II Listed Buildings, Chacewater and School Farm Cottage.

This application seeks permission for the demolition of a garage and replacement with a 2 storey extension to be used as an annex to provide multi-generational living accommodation. The proposal extends approximately 5.125 m from the northwest side elevation and protrudes forward of the principal elevation by approximately 2.6 m. The proposal expands on the existing footprint of the side garage by approximately 22 sqm and measures approximately 7.25 m in overall height x 4.2 m in height to the eaves. Materials are stated as reconstituted stone and double roman concrete roof tiles, both to match existing.

**NEIGHBOURS/CONSULTEES CORRECT:** Yes

**POLICY:**

South Somerset Local Plan 2006-28:

- Policy SD1 - Sustainable Development
- Policy EQ2 - Design and General Development
- Policy EQ3 - Historic Environment
- Policy EQ4 - Biodiversity
- Policy TA5 - Transport Impact of New Development
- Policy TA6 - Parking Standards

NPPF:

- Chapter 2 - Achieving Sustainable Development
- Chapter 12 - Achieving Well Designed Places
- Chapter 15 - Conserving and Enhancing the Natural Environment
- Chapter 16 - Conserving and Enhancing the Historic Environment

Planning Practice Guidance.

Somerset County Council Parking Strategy (September 2013) and Standing Advice V3

National Design Guide - September 2019

**Town/Parish Council:**

Muchelney Parish Council: No response.

**Other Consultees:**

Highways Authority:

Standing advice applies.

South West Heritage Trust

*"As far as we are aware there are limited or no archaeological implications to this proposal and we therefore have no objections on archaeological grounds."*

**Neighbour Comments:**

Three representations were received, all in support.

1 The Row: *"The materials that are to be used for extension compliment the original house, the extension give's good structural balance and appearance."*

2 Manor Cottage: *"I do not oppose this application; however I would like it to be noted that the access is a shared right of way in constant use so is always needed for access to the properties and not for parking."*

Rosindale: *"We are very happy to support this planning application as it will have no negative impact on our property in any way. We also believe it will enhance Isle House."*

**DESIGN/LAYOUT/MATERIALS/HERITAGE ASSETS:**

Isle House is located along Muchelney Road, down a short access track which is shared with the neighbouring property, Rosindale, and Chacewater, to the south. The proposal introduces a two-storey side extension that replaces the existing single storey garage and is planned to be used as an annexe to the main dwelling. The proposed extension implements a gable roof with a roof ridgeline and eave height that is stepped down from the primary dwelling. There is an additional gable running perpendicular to the proposed extension, protruding past the principal elevation towards the access track, with a ridge and eave height being situated between the ridge and eave height of the initial gable extension. As the proposal impacts the principal elevation, additional consideration must be given to its impact upon the host dwelling and the surrounding street scene. It is considered that the overall design of the proposal is subservient to the existing dwelling in terms of scale and is of an appropriate design and detailing that would benefit the overall visual amenity of

the main dwelling. Proposed materials are stated as reconstituted stone and double roman concrete roof tiles both to match existing.

Isle House is located within the Muchelney Conservation Area and is situated near listed buildings to the south and west, however is not sited directly adjacent to them. Isle House is situated to the end of the shared access track and is obscured from the street scene by the neighbouring property, Rosindale. The proposed extension is sited directly between the two dwellings and is considered to have a minimal impact upon the surrounding conservation area. Chacewater and School Farm Cottage are Grade II Listed Building and are located across the adjacent access track and the classified highway, Muchelney Road. Due to the siting, scale, and materiality of the extension it is not considered that the proposal will have a detrimental impact upon the nearby heritage assets.

In summary, it is considered that the proposal is acceptable to the character of the building, the surrounding Conservation Area and nearby heritage assets in accordance with Policy EQ2 and EQ3 of the South Somerset Local Plan 2006-28.

#### **RESIDENTIAL AMENITY:**

The proposal introduces first floor windows on each elevation of the proposed extension. The proposed principal and rear elevations overlook the neighbouring properties to the north and south which are situated over 30 m away. It is considered that these windows do not give rise to an increased level of overlooking than what already exists. The proposed south-east first storey windows overlook the nearby open countryside. The proposed north-west first storey window overlooks the neighbouring property Rosindale, which has an existing adjacent single storey and opposing side elevation windows. It is considered suitable to condition the first floor, northwest side elevation window as obscure glazed to prevent any increase to overlooking/loss of privacy.

In summary it is not considered that the window layout and general bulk of the extension is such that it would give rise to undue overlooking / loss of privacy or an overbearing relationship with neighbouring properties. Therefore, it is considered that the development does not have an unacceptable impact upon amenity of neighbouring properties in accordance with Policy EQ2 of the South Somerset Local Plan 2006-28.

#### **HIGHWAYS:**

The Highway Authority referred to Standing Advice. After development, the proposed

parking arrangements are shown as 4 parking spaces and there is an increase in bedroom accommodation to 4 bedrooms including the proposed annexe. Isle House is located within Muchelney which is classified as an Amber Zone, requiring a maximum of 3 parking arrangements. On this basis, the proposed development is considered to satisfy the requirements of the Somerset Parking Strategy 2013 and be in accordance with Policies TA5 and TA6 of the South Somerset Local Plan 2006-28.

### **BIODIVERSITY:**

Local Planning Authorities have a statutory duty to ensure that the impact of development on wildlife is fully considered during the determination of a planning application under the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, The Conservation of Habitats and Species Regulations 2017 (Habitats Regulations 2017). Policy EQ4 of the Local Plan also require proposals to pay consideration to the impact of development on wildlife and to provide mitigation measures where appropriate.

The application site is located in an area of Muchelney. The Council is not aware of any evidence or reasons why the development would result in harm to ecological assets. The applicant will be advised through an informative of the legal protection afforded to bats. The proposal is therefore considered to be in accordance with Policy EQ4 of the Local Plan and the guidance contained in the NPPF.

### **PHOSPHATES:**

On 17 August 2020 Natural England (NE) advised that the Somerset Levels and Moors Ramsar protected site was in an unfavourable condition. This meant that there was a greater need for scrutiny of the effects of plans or projects likely to, either directly or indirectly, increase nutrient loads to this site. The site is identified as being within the Somerset Levels and Moors Ramsar Site Catchment Area. However, the form of development is not identified by the Natural England informative guidance that could be considered one that may require a Habitats Regulations Assessment (HRA). The development would not result in an increase in user numbers and as such is considered to be nutrient neutral. In this instance, knowing the above it is considered the proposal would not be to the detriment of the Ramsar Site, and the approval of a scheme would accord with Policy EQ4 of the South Somerset Local Plan as the proposal would not affect the biodiversity value of the protected site.

**CIL:** This Authority does not collect CIL from householder development.

**SUMMARY:** No objection is recorded. The proposed development is considered to be

acceptable and recommended for approval.

**RECOMMENDATION** Approve for the following reason:

01. The proposal, by reason of its size, scale and materials, respects the character of the area and causes no demonstrable harm to residential amenity, visual amenity, highway safety or other environmental concerns in accordance with the aims and objectives of Policies SD1, EQ2, EQ3, EQ4, TA5 and TA6 of the South Somerset Local Plan (2006-28) and the provisions of the National Planning Policy Framework.

**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 reference:

771(00)01, Proposed Extension, Site Location and Site Plans  
771(00)04, Rev B, Proposed Extension, Proposed Ground Floor Plan  
771(00)05, Rev B, Proposed Extension, Proposed First Floor Plan  
771(00)06, Rev D, Proposed Extension, Proposed Elevation and Roof Plan  
Design and Access and Heritage Statement

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

03. The external finish of the development hereby approved shall use materials, windows and doors to match the existing property unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of maintaining character and visual amenity.

04. Prior to the development hereby approved being first brought into use the bathroom window in the north-west side elevation shall be fitted with obscure glass (minimum level 3) and shall be permanently retained and maintained in this fashion thereafter.

Reason: In the interests of residential amenity and in accordance with Policy EQ2 of the South Somerset Local Plan (2006-2028).

05. The annexe accommodation to be provided within the development hereby permitted shall remain as permanent ancillary accommodation to the principal dwelling, known Isle House, Muchelney Road, Langport, TA10 0DP at the time of this permission, and shall be occupied only by persons of the same household. There shall be no subdivision of this single residential planning unit.

Reason: In the interests of residential amenity and highway safety in accordance with Policies EQ2 and TA5 of the South Somerset Local Plan (2006-2028)

**Informatives:**

01. The developers and their contractors are reminded of the legal protection afforded to bats and bat roosts under legislation including the Conservation of Habitats and Species Regulations 2017. In the unlikely event that bats are encountered during implementation of this permission it is recommended that works stop, and advice is sought from a suitably qualified, licensed and experienced ecologist at the earliest possible opportunity.

The developers are reminded of the legal protection afforded to nesting birds under the Wildlife and Countryside Act 1981 (as amended). In the unlikely event that nesting birds are encountered during implementation of this permission it is recommended that works stop until the young have fledged or then advice is sought from a suitably qualified and experienced ecologist at the earliest possible opportunity.

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