

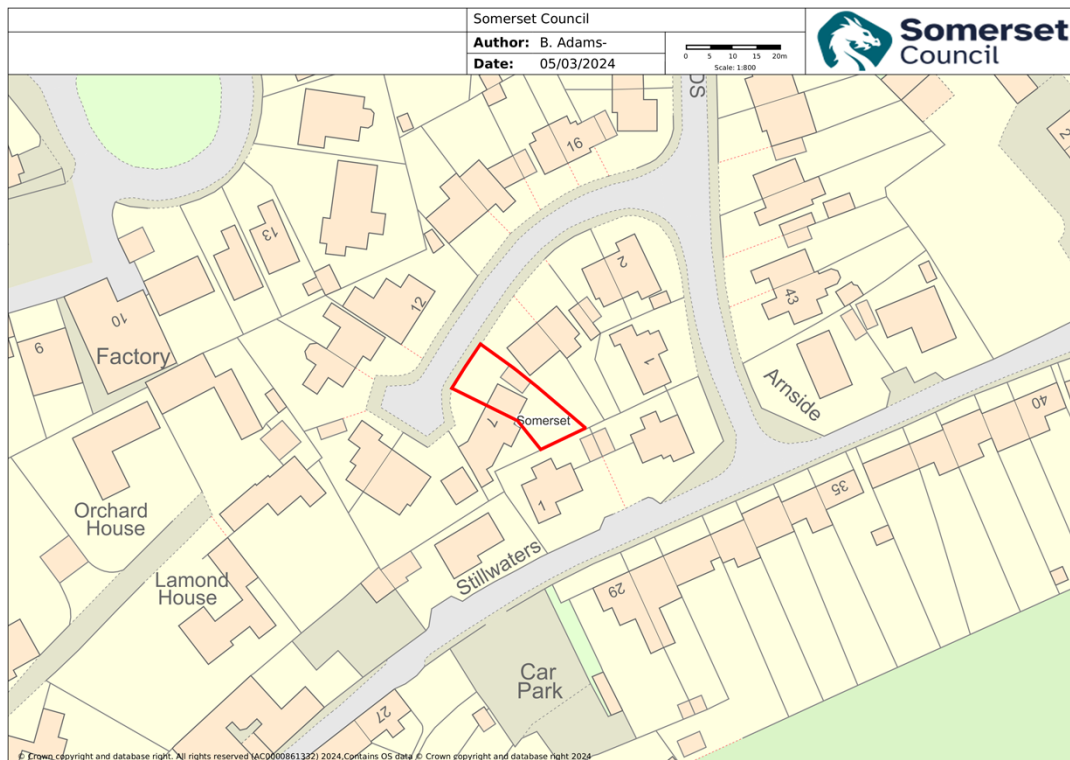
## Officer Report On Planning Application: 23/03213/HOU

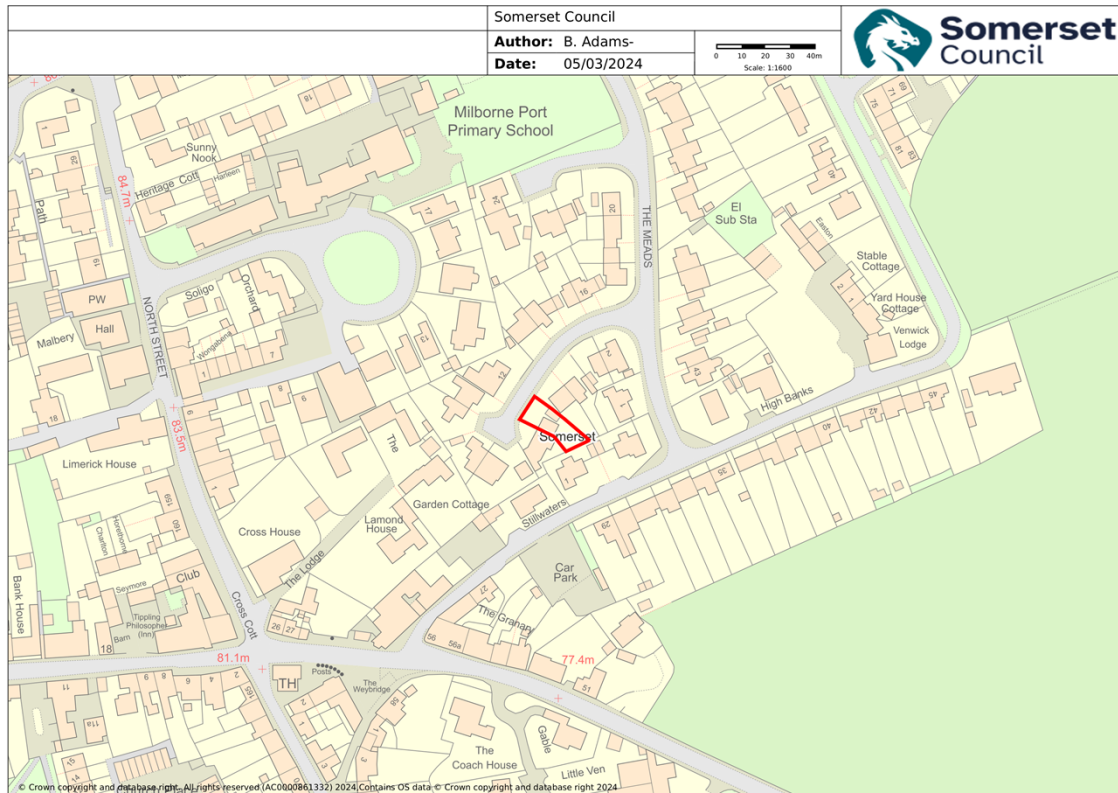
<b>Proposal:</b>	Proposed two storey side extension and alterations.
<b>Site Address:</b>	6 The Meads, Milborne Port, Somerset, DT9 5DS
<b>Parish:</b>	Milborne Port
<b>BLACKMOOR VALE Division</b>	Cllr Nicola Clark Cllr Sarah Dyke
<b>Recommending Case Officer:</b>	Daniel Gordon (Case Officer)
<b>Target date:</b>	16th February 2024
<b>Applicant:</b>	Mr Grant Mitchell
<b>Agent: (no agent if blank)</b>	Mr Ross Fisher, The Old Warehouse, 31 Durgate Street, Dorchester DT1 1JP
<b>Application Type:</b>	Other Householder - not a Change of Use

### Reason For Referral To Committee

This application was referred to the Chair and Vice Chair of the Area South Planning Committee under Somerset Council's scheme of delegation as the Parish Council has supported the application, contrary to the officer recommendation. Following conversations with the Divisional Members the Vice Chair have requested that this application is presented at the Area South Planning Committee.

### Site Description:





6 The Meads is a two-storey, detached dwellinghouse located within the Parish of Milborne Port. The dwelling does not fall within a Conservation Area, is not a listed building and does not sit in immediate proximity to any listed buildings.

This application seeks full planning permission for the erection of a two-storey side extension measuring approximately 4m in width and 7.3m in depth. The overall height measures approximately 5.8m.

**Neighbours/consultees correct:** Yes

**Policy:**

South Somerset Local Plan 2006-28:

- Policy SD1 - Sustainable Development
- Policy EQ2 - Design and General Development
- 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 and Beautiful Places

Chapter 15 - Conserving and Enhancing the Natural Environment

Planning Practice Guidance.

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

National Design Guide - September 2019

**Town/Parish Council:**

MILBORNE PORT PARISH COUNCIL

Support.

**Other Consultees:**

HIGHWAYS AUTHORITY

Standing advice applies

**Neighbour Comments:** No representations were received.

**Design/Layout/Materials:**

Policy EQ2 of the Local Plan requires development to be designed to achieve a high quality. Development proposals, extensions and alterations to existing buildings will be considered against several considerations, including, reinforcing local distinctiveness and respecting local context, local area character, and site specific considerations. As a preamble to the Policy, paragraph 13.29 of the Local Plan states:

'All development will be expected to achieve high-quality architectural and urban design standards, creating places that are attractive, durable and function well. All developments will be expected to achieve high environmental standards and levels of sustainability. All buildings should be designed to be fit for purpose and adaptable in their use to suit changing occupier needs over time.'

This is reinforced by the up-to-date guidance in the NPPF (December 2023) which advises that decisions should ensure that developments are visually attractive as a result of good architecture and are sympathetic to local character, including the surrounding built environment and landscape setting (para. 135).

The existing dwelling is of a traditional 1960s/70s build, consisting of reconstituted stone and a pitched roof. This is common of the surrounding area. albeit there are minor differences between each dwelling in the area. Subsequent additions have been in keeping with the character of the area using matching materials and in the case of the surrounding two storey side extensions, consisting of pitched roofs that allow for the continuance and consistency of design.

The proposed development comprises a flat roof two storey extension measuring approximately 5.8m and clad in Siberian larch. The two-storey extension is attached to the host dwelling through a 5.2m tall charred larch link.

It is considered the style of the proposed extension would be unsympathetic to the appearance of the existing dwelling. This would be particularly apparent though the use of a flat roof which forms a jarring relationship to the house. The choice of some construction materials (Larch cladding and charred larch cladding), its flat roof design and its scale would result in a form of development which would not respect local distinctiveness and would detract from the character and appearance of the host dwelling and the wider locality.

The link extension would not sit flush with the building and the use of cladding would represent incongruous features that are not present within the vast majority of surrounding properties. As such, the proposed development would create an unfortunate precedent within the surrounding area in terms of design and materials. When considering the overall street scene, the development would be out of sync with its surroundings and would possess little relationship with the existing built form and the street scene and would therefore fail to tie in with the general pattern and rhythm of development. Overall it is considered the two-storey side extension would represent a significant and visually stark addition to the existing dwelling and street scene.

The proposed development would therefore likely have significant detrimental impact in terms of visual amenity and would therefore fail to be in accordance with the relevant parts of Policy EQ2 of the Local Plan and the aims and provisions of the NPPF.

### **Highways:**

The Highway Authority has referred to Standing Advice. The proposal includes the demolition of an existing single garage to accommodate the proposed extension. No replacement on-site parking is being proposed. As such, the proposal would reduce on-site parking spaces whilst increasing the number of bedrooms to four. Milborne

Port falls within the 'amber zone' of the Somerset Parking Strategy. Therefore the dwelling requires 3 parking spaces. However, the proposal would only result in the retention of one parking space and therefore fails to meet these standards. On this basis, the proposed development is considered not to satisfy the requirements of the Somerset Parking Strategy 2013 and, therefore, not 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 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:**

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:** Not withstanding parish support. The proposed development is not considered to be acceptable and recommended for refusal.

**Recommendation** - Refuse for the following reasons:

01. The proposed development, by reason of its scale, design and materials, would represent inappropriate development in that the extension would detract from the appearance of its host dwelling and would possess little relationship with the existing street scene. The proposal would therefore likely have significant detrimental impact in terms of visual amenity and the development would therefore fail to be in accordance with the relevant parts of Policy EQ2 of the Local Plan and the aims and provisions of the NPPF.
  
  02. The proposed development includes the demolition of an existing single garage with no provision for any replacement parking, which would therefore result in only one on-site parking space being provided. As such, there would be inadequate on-site parking facilities to serve the development, thus resulting in increased parking on the highway which would likely prejudice highway safety interests contrary to Somerset Local Plan Policies TA5 and TA6.
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