

Application Details	
Application Reference	2024/1435/HSE
Application Types	Householder
Extension of Time	Agreed to
Description	Single storey front, side and rear extension.
Site Address	62 Whitstone Rise Shepton Mallet Somerset BA4 5QB
Parish	Shepton Mallet
Conservation Area	No
Somerset Levels and Moors Ramsar Catchment Area	Yes – but as an extension to an existing dwelling this is not a consideration for this application
AONB	No
Case Officer	Kirsty Black
Agent	Kevin Smith Architectural Services
Applicant	R Chinnock
Reason for referring application to Members	The application has been referred to the Planning Committee due to Mr Chinnock being an employee of Somerset Council.

1. Recommendation

1.1 Recommendation for approval

2. Executive Summary of key reasons for recommendation

2.1 Works to an existing residential property that will have no adverse impact upon any material planning consideration and accords with the relevant policies of the adopted Mendip Local Plan.

3. Planning Obligations, conditions and informatives

3.1 Obligations

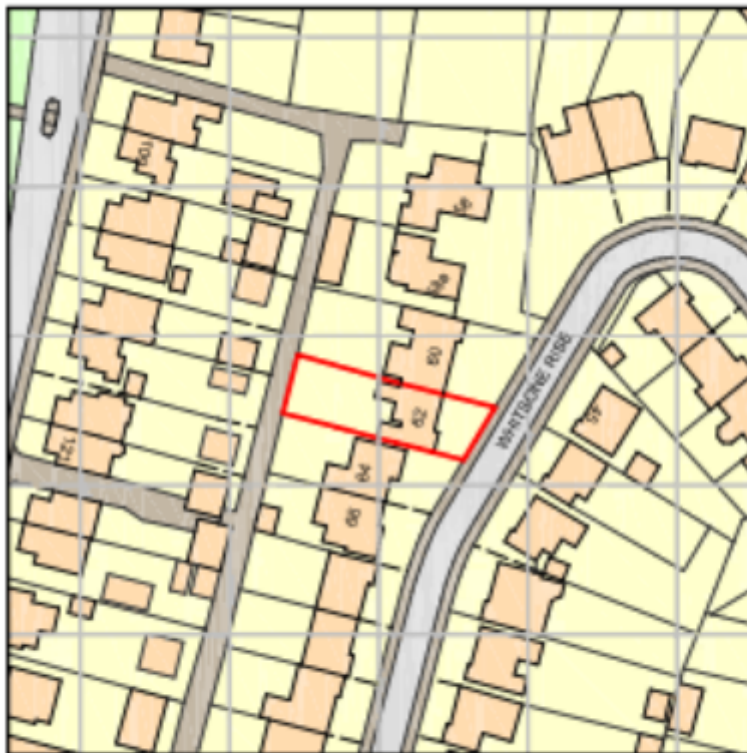
None

3.2 Conditions

None

-

4. Proposed development, Site and Surroundings



LOCATION PLAN

1:1250

Location Plan as submitted

Details of proposal

4.1 The application seeks approval for the following development:

- Demolition of the existing garage building.
- Construction of a front, side and rear single storey "wrap around" extension. It comprises brick walls set beneath a concrete tiled sloping roof that match the

existing property.

Site and surroundings

- 4.2 62 Whitstone Rise is a semi-detached, two storey dwelling located within a residential area in the south east Shepton Mallet. The property has a large rear garden and a detached garage adjacent to the southern site boundary.
- 4.3 62 Whitstone Rise lies within an area of high archaeological potential and is subject to Article 4 directions. The property is not listed and not located within a Conservation Area.

5. Relevant Planning History

- 5.1 None.

6. Habitat Regulations Assessment

- 6.1 Not required for this application

7 Consultation and Representations

Statutory consultees (the submitted comments are available in full on the Council's website).

7.1 Statutory/Non Statutory Consultees

7.2 It should be noted not all statutory consultees are consulted on all planning applications. The circumstances for statutory consultation are set out in the Development Management Procedure Order.

7.2 The full comments are available on the Council's website.

Consultees	Consultee Comments
Shepton Town Council	Shepton Town Council support the application and the grounds of design, appearance and relationship with the surrounding area

7.4 Local consultation and representation

Letters sent to all properties that adjoined the site.

No local representations were received.

Relevant planning policies and Guidance

- 8.1 Section 70(2) of the Town and Country Planning Act 1990, as amended ("the 1990 Act"), requires that in determining any planning application regard is to be had to the provisions of the Development Plan, so far as is material to the application and to any other material planning considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) ("the 2004 Act") requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
- 8.2 The site lies in the former Mendip area. For the purposes of determining current applications the local planning authority considers that the adopted development plan comprises:
- Mendip District Local Plan Part I: Strategy and Policies (December 2014)
 - Mendip District Local Plan Part II: Sites and Policies (post JR version)
- 8.3 Relevant policies of the development plan in the assessment of this application are listed below.

Policies of the Mendip District Local Plan Part I: Strategy and Policies (December 2014)

- DP1 Local Identity and Distinctiveness
- DP7 Design and Amenity of New Development
- DP9 Transport Impact of New Development
- DP10 Parking Standards

Other Relevant Documents

- National Planning Policy Framework (NPPF) (2023)
- National Planning Practice Guidance
- Design and Amenity of New Development, Policy DP7 SPD (March 2022)
- National Design Guide (2019)
- Mendip District Council House Extension Design Guide (1993)

Neighbourhood Plans

None relevant

The National Planning Policy Framework 2023

The revised National Planning Policy Framework (NPPF), last update December 2023 sets the Governments planning policies for England and how these are expected to be applied.

Relevant Chapters of the NPPF include:

- 2: Achieving sustainable development
- 4: Decision-Making
- 11: Making efficient use of land
- 12: Achieving well-designed places
- 14: Meeting the challenge of climate change, flooding and coastal change
- 15: Conserving and enhancing the natural environment

9. Material Planning Considerations

9.1 The main planning issues relevant in the assessment of this application are as follows:

- The principle of development
- Design, Appearance, and Scale of the Development
- Residential Amenity
- Highway Safety and Parking Provision

Principle of Development

9.2 As works to an existing dwelling the principle for the development is sound subject to the planning issues listed above and considered below

Design, Appearance, and Scale of the Development

9.3 Policy DP1: Local Identity and Distinctiveness states that all development proposals should contribute positively to the maintenance and enhancement of local identity and distinctiveness across the district. Proposals should be formulated with an appreciation of the built and natural context of their locality recognising that distinctive street scenes, townscapes, views, scenery, boundary walls or hedges, trees, rights of way and other features collectively generate a distinct sense of place and local identity.

9.4 The proposed works to 62 Whitstone Rise are moderate in scale and appropriate for the size of the existing dwelling and the plot within which it stands. The design is sympathetic to the character of the original property with the proposed external materials matching those of the existing dwelling.

9.5 The proposed works will be visible from the nearest public vantage points along Whitstone Rise, situated to the east, but will not be overbearing nor pose a

significant negative visual impact on the established street scene and local character of the area

Residential and Public Amenity

- 9.6 The proposed development will be of amenity benefit for current and future occupants of the property. It will not cause there to be an oppressive environment and a significant loss of light to the neighbouring residents of 60 and 64 Whitstone Rise respectively. While the extension will be closer (less than a metre) to the boundary with 64 Whitstone Rise, the existing brick boundary wall between them, will provide some mitigation against the development being significantly overbearing. The sloping roof line and use of matching roof tiles and materials is in keeping with the local housing stock and reduces the visual impact.
- 9.7 The proposal does introduce a single side window but this will simply look out at the boundary wall.
- 9.8 There is already a significant degree of overlooking between these adjacent properties and therefore, it is not considered that the proposed development is likely to exacerbate the situation

Highway Safety and Parking Provision

- 9.9 The proposed development at 62 Whitstone Rise involves the demolition of the existing garage and its replacement with additional ground floor living accommodation, but no changes to the current access are proposed. There will still be sufficient parking available within the residential site with there been space to accommodate up to 3 cars.
- 9.10 The proposed parking arrangements at 62 Whitstone Rise will require either entry or exit to the parking spaces to be made in reverse gear but this is the current situation and is not considered to give rise to any highway safety concerns.

10. Recommendation

- 10.1 The proposal by reason of its design, scale, and materials is acceptable. It contributes and responds to the local context, character and appearance of the surrounding area. It respects the amenity of occupants, neighbours and the public. Parking provision on site continues to meet the requirements for a dwelling at this location.
- 10.2 The proposal is therefore considered to accord with Policies DP1, DP7, DP9, and DP10 of the adopted Local Plan Part I (2014) and the relevant parts of the NPPF.
- 10.3 Recommended for Approval.

11. Recommendation

11.1 Approval

12. Conditions

12.1 Standard Time Limit (Compliance)

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

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended) and to avoid the accumulation of unimplemented planning permissions.

12.2 Plans List (Compliance)

This decision relates to the following drawings: 2539/01 EXISTING LOCATION, SITE AND GROUND FLOOR PLAN, 2539/02 A EXISTING ELEVATIONS, ROOF PLAN AND SECTION. 2539/03 A PROPOSED GROUND FLOOR AND SITE PLAN AND 2539/04 B PROPOSED ELEVATIONS, ROOF PLAN AND SECTION RECEIVED ON 12TH AUGUST 2024.

Reason: To define the terms and extent of the permission.

13. Informatives

13.1. In determining this application the Local Planning Authority considers it has complied with the aims of paragraph 38 of the National Planning Framework by working in a positive, creative and pro-active way.

13.2. Condition Categories

Your attention is drawn to the condition/s in the above permission. The heading of each condition gives an indication of the type of condition and what is required by it. There are 4 broad categories:

Compliance - The condition specifies matters to which you must comply. These conditions do not require the submission of additional details and do not need to be discharged.

Pre-commencement - The condition requires the submission and approval of further information, drawings or details before any work begins on the approved development. The condition will list any specific works which are exempted from this restriction, e.g. ground investigations, remediation works, etc.

Pre-occupation - The condition requires the submission and approval of further information, drawings or details before occupation of all or part of the approved development.

Bespoke Trigger - The condition contains a bespoke trigger which requires the submission and approval of further information, drawings or details before a specific action occurs.

Please note all conditions should be read fully as these headings are intended as a guide only.

Failure to comply with these conditions may render the development unauthorised and liable to enforcement action.

Where approval of further information is required you will need to submit a conditions application and pay the relevant fee, which is 145GBP per request (or 43GBP where it relates to a householder application). The request must be made in writing or using the Standard Application form (available on the Planning Portal, see council's website). For clarification, the fee relates to each request for the discharge of condition/s and not to each condition itself. There is a no fee for the discharge of conditions on a Listed Building Consent, Conservation Area Consent or Advertisement Consent although if the request concerns condition/s relating to both a planning permission and Listed Building Consent then a fee will be required.

13.3. Please note that your proposed work may also require Building Regulations approval, which is a separate consent process to the consideration of a planning application. The Council's Building Control team are available to provide Building Regulations advice from pre-application stage to completion of a development and can be contacted on 0300 303 7790. Further details can also be found on their website <https://buildingcontrol.somerset.gov.uk/>

Case Officer: Kirsty Black