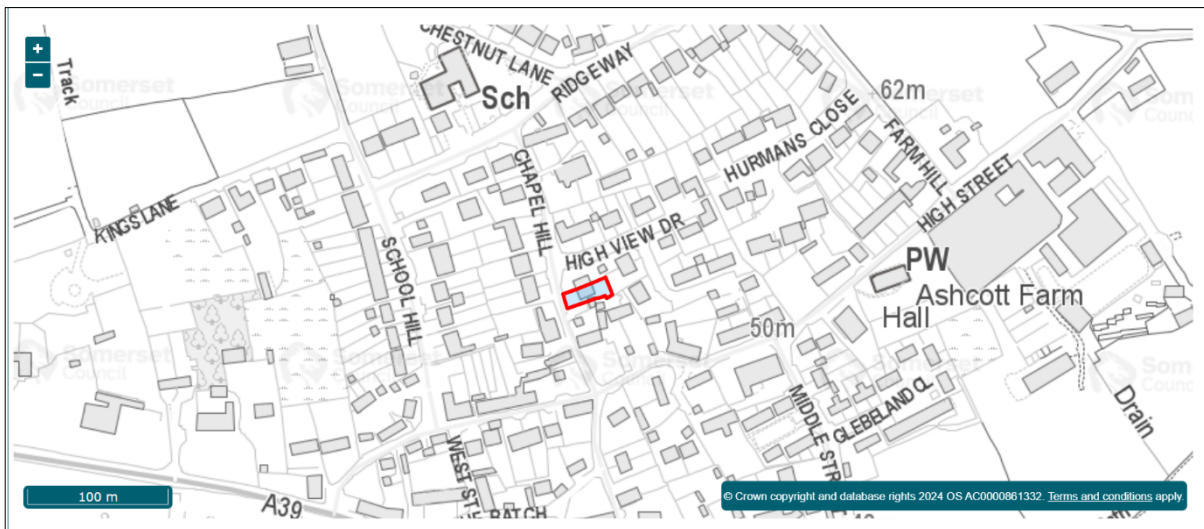


Application Details	
Application Reference Number:	01/24/00022
Application Types:	FUL
Extension of Time:	17/12/2024- Proposed
Description:	Erection of a single storey extension and installation of dormer to East elevation.
Site Address:	10A Chapel Hill, Ashcott, Bridgwater, Somerset, TA7 9PY
Parish:	Ashcott
Conservation Area:	N/A
Somerset Levels and Moors RAMSAR Catchment area:	N/A
National Landscape:	N/A
Case Officer:	Jordan Morris
Agent:	Partner Studios
Applicant:	Mr Gilder
Reason for reporting application to Members:	Officer recommendation contrary to Parish Council and has been referred to committee following Chair/Vice chair referral due to the potential of over development in a congested area



1. Recommendation

1.1 To Grant Permission

2. Executive Summary of key reasons for recommendation

- 2.1 The proposal is of an acceptable design and appearance that would have no adverse impact on the character of the building or the locality, residential amenity or highway safety.

3. Planning Obligations, conditions and informatives

3.1 Obligations

3.1.1 N/A

3.2 Conditions

- 1) Time Condition – 3 years
- 2) Plan condition

3.3 Informatives

- 1) Statement of positive working

4. Proposed development, Site and Surroundings

Details of proposal

4.1 The proposal is for the erection of a single storey extension and installation of dormer to East (rear) elevation. The proposed rear extension will be approximately 3.5m off the rear elevation and will be constructed of Vandersanden Quartis grey brick. The proposed dormer will project approximately 4.5m off the same elevation and will have an external finish of Grey C05 wood effect cladding.

Site and surroundings

4.2 The dwelling is accessed off High Street and is situated on Chapel Hill. The dwelling is a semi-detached bungalow constructed of grey stone with uPVC windows and double roman tiled roof.

4.3 The dwelling is situated within a street comprising a mixture of single storey and multiple storey detached and semi-detached dwellings.

5. Relevant Planning History

5.1 There is no relevant planning history

6. Consultation and Representations

6.1 Consultees

Consultees	Consultee Comments (and Officer Comment)
Ashcott Parish Council	Object, the Parish Council unanimously objected to the application as it was felt to be overdevelopment. We feel that this application should go to the planning committee for full consideration.

	<i>Discussed in report</i>
King Alfred 1 - Matthew Martin	Comment, please can I request that this one is referred to committee/chair/vice chair due to an objection on a couple of material considerations from the PC? <i>Application discussed at referral and decided to be seen at committee</i>
King Alfred 2 - Harry Munt	No comment received
Environmental Health	No comment received
South West Heritage Trust	No comment received
Historic Environment Service	No comment/ objection

6.2 Local consultation and representation

6.2.1 In accordance with the Council's Adopted Statement of Community Involvement application 01/24/00022 was publicised by letters of notification to neighbouring properties in 01/10/2024. Site notices were displayed as part of the initial consultation.

6.2.2 No representations received

7. **Relevant planning policies and Guidance**

7.1 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.

7.2 Relevant policies of the development plan in the assessment of this application are listed below.

Policies of the Sedgemoor Local Plan 2011-2032

D2 Promoting High Quality and Inclusive Design

D25 Protecting Residential Amenity

Other Relevant Documents

Placemaking Principles for Somerset (August 2024)

Neighbourhood Plans

Ashcott Neighbourhood Development Plan 2015 to 2027

- Policy 1 Influencing Design

Supplementary Planning Documents

N/A

The National Planning Policy Framework 2023

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

Relevant Chapters of the NPPF include:

- 12. Achieving well-designed and beautiful places

The planning practice guidance to support the NPPF is published online.

8. Commentary on Development Plan

- 8.1 On 1st April 2023 Sedgemoor District Council became part of the new Somerset Council Unitary Authority. As set out in Local Government (Structural Changes) (General) (Amendment) Regulations 2018, if a Local Authority is going through Local Government Reorganisation, existing development plans will remain in place for the areas set out in the plan.
- 8.2 Accordingly, the pre-existing development plans of the former LPA areas remain the adopted local plans for their respective geographical areas within Somerset Council. In the Planning North area of Somerset Council the adopted local plan is therefore the Sedgemoor Local Plan 2011-2023, as adopted by Sedgemoor DC on 20th February 2019.

9. Local Finance Considerations

Community Infrastructure Levy

N/A

10. Material Planning Considerations

- 10.1 The main planning issues relevant in the assessment of this application are as follows:
- Principle of Development
 - Design and Visual Amenity
 - Residential Amenity

Principle of Development

- 10.2 This application relates to a householder development. As it is located within Ashcott it is considered to be in an appropriate location. Therefore, the principle of development is acceptable.

Design and Visual Amenity

- 10.3 The proposed rear extension and dormer, along with the associated alterations are considered to be of an appropriate design and detailing that would respect the form and character of the existing building and identity of the locality. There are examples of rear dormers within the surrounding built form which support the proposal for the rear dormer. Following negotiations with officers, revisions have been made to the colour scheme of both elements from black coloured materials to a light grey exterior with the proposed rear extension being constructed with matching materials of the main dwelling. The proposals are considered to be of an acceptable design and cause no harm to visual amenity.
- 10.4 As such the proposal complies with D2 of the Local Plan 2011-2032 and Policy 1 of the Ashcott Neighbourhood Plan.

Residential Amenity - Impacts on Existing and Future Residents

- 10.5 The proposed alterations would not prejudice the amenities of occupiers of the property and, in terms of its bulk, window arrangement and proximity to the neighbouring properties, would not adversely affect the amenities of the occupiers of the neighbouring properties (2 High View Drive directly to the north, 6 High View Drive 24m to the east and 21 High Street 14m to the south). The dormer and rear facing windows proposed would be of an acceptable separation distance from neighbouring properties to be acceptable in terms of overbearing and overlooking impacts.
- 10.6 In this respect the proposal complies with policies D2 and D25 of the Local Plan 2011-2032.

Other Considerations

10.7 Ashcott Parish Council have objected to the proposal on the basis that this is overdevelopment of the site.

10.8 Permitted development rights must be taken into account as a material consideration in assessing this application. It is considered that the dormer could be installed under permitted development rights under Class B of the General Permitted Development Order 2015 (England) (as amended).

Dormer fallback

10.9 Development is not permitted by Class B if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);

Complies

(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;

Complies

(c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;

Complies, rear dormer

(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than—

(i) 40 cubic metres in the case of a terrace house, or

(ii) 50 cubic metres in any other case;

Complies, property is semi-detached and will increase roof space by approximately 43 cubic metres

(e) it would consist of or include—

(i) the construction or provision of a verandah, balcony or raised platform, or

(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or

Complies

(f) the dwellinghouse is on article 2(3) land.; or

Complies

(g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).;

Complies

or

(h) the existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys).

Complies

- 10.10 In relation to the single storey rear extension it is noted that whilst this cannot be built under permitted development rights due to the proposal being considered a wrap-around extension, if a prior approval application was submitted for a standard rear extension this would allow a rear projection up to 6m in depth (proposal projects approximately 3.5m) and would be permitted to a height of 4m (proposal height is approximately 3.6m). The wrap-around element incorporates the footprint of the existing detached garage so it is considered that the additional footprint could be provided under permitted development criteria if it were not connected to the garage. As such the comments from the Parish Council are noted but it is considered that most of the proposed development could be completed under the dwelling's permitted development rights.
- 10.11 Notwithstanding the permitted development rights considerations, the design of the proposed development is considered to be in keeping and to not cause any significant detrimental visual impact to the existing property or the wider area. In this respect the proposal complies with policy D2 of the Local Plan 2011-2032 and Policy 1 of the Ashcott Neighbourhood Plan.

11. Planning Balance and Conclusion

- 11.1 Whilst the comments from the Parish Council are noted relating to overdevelopment, material consideration must be given to the General Permitted Development Order 2015 (England) (As amended). A proportion of the development can be undertaken through the dwellings permitted development rights and would not require the submission of an application for planning permission.
- 11.2 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 or highways safety. As such the proposal complies with policies D2 and D25 of the Sedgemoor Local Plan 2011-2032 and Policy 1 of the Ashcott Neighbourhood Plan.

RECOMMENDATIONS

Recommendation:

Approve application 01/24/00022 subject to the following conditions:

Conditions

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.

Note(s) to Applicants:

Statement of Proactive Working

This authority has a pro-active approach to the delivery of development. Early pre-application engagement is always encouraged. In accordance with Article 35 (2) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 in determining this application, the Local Planning Authority has endeavoured to work proactively in line with the National Planning Policy Framework, to ensure that all relevant planning considerations have been appropriately addressed.

Schedule A

Location Plan Drg No. 0001

Existing and Proposed Block Plan Drg No. 2023-17 1000

Existing & Proposed North Elevation Drg No. 2023-17-2009 Rev P01

Existing Floorplans and Elevations Drg No. 2023-17- 1001

Proposed Floorplans and Elevations Drg No. 2023-17 2004 Rev P01