

Brent Knoll

07/23/00006/STP registered 03/03/23
Expiry Date: 27/04/2023
(Full Planning Permission)

Proposal:

Erection of first floor extension with two storey extension to the NE and SW elevations and formation of new vehicular access. at 65 Brent Street, Brent Knoll, Highbridge, Somerset, TA9 4DX for Mr & Mrs Colls



UPDATE

This application was deferred at Committee on 9th May 2023 to allow for further consideration of the design of the building within the character of the area.

The proposal has been amended by the use of render for the front gable feature rather than natural stone as previously proposed and no use of natural stone for the front of the existing garage.

PREVIOUS REPORT:

Referral to Committee required

This application is referred to the area committee at the request of the Chair and/or Vice Chair to enable the issues raised by the Parish/Town/City Council and/or elected member/s to be debated.

Background

The site is located within the predominantly residential built-up area of the village, within the

settlement boundary and is one of a row of detached and semi-detached houses on the west side of Brent Street.

65 Brent Street comprises of a rendered bungalow with brick features and sits between a bungalow and a pair of semi-detached houses. Within the street scene, there is a variety of styles and materials of dwellings.

There is a single brick garage set back from the frontage with a drive and access onto Brent Street.

The existing accommodation comprises of 2 bedrooms, a living room, dining room, kitchen, bathroom and conservatory.

It is proposed to reconfigure the layout and extend the bungalow to form a two-storey dwelling. The second floor will be formed above an extended ground floor footprint.

The accommodation provided would result in a living room, dining room, kitchen/dining room, shower room and utility. At first floor level there would be 3 bedrooms, an en-suite, a bathroom and a home office.

The proposed dwelling would be finished in render with a natural stone feature to the front extension and front of the garage. Roof would be grey concrete tiles.

Relevant History

N/A

Consultation Responses

Parish Council: object

"The Parish Council has considered the above application and decided not to support the proposal on the grounds of over development of this location and not in keeping with the neighbouring Street scene the decision was unanimous."

County Highway Authority: refers to Standing Advice

Representations

One local resident objects:

- Concern regarding over looking windows
- Use of blue lias stone out of keeping
- lack of usable parking spaces

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 Policies

Sedgemoor Local Plan 2011-2032

- D2 Promoting High Quality and Inclusive Design
- D14 Highway Safety
- D25 Protecting Residential Amenity

Community Infrastructure Levy (CIL)

The application is for residential development in Brent Knoll where the Community Infrastructure Levy (CIL) is Non-urban Residential £111.81/sqm of additional gross internal floor area created. Based on current rates, the CIL receipt for this development would be in the region of 11185.57. This amount does not take into account any existing floor space on site that may be converted or demolished, or any CIL exemption or relief that may be eligible.

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 buildings.

The proposed extensions would result in a significant change to that of the existing bungalow, resulting in a full two-storey house on the site. However, it would sit comfortably between the existing pair of houses on one side and the existing bungalow on the other.

In terms of materials, the proposal would be finished in render with a slate roof but would also incorporate a feature of blue lias stone on the front elevation of the house and garage. Within this area of the village, there is a mixed palette of materials including red brick, render, slate and a mix of clay and concrete tiles. Further along the road there is the use of blue lias type natural stone. It is considered that the use of this natural stone would create an interesting feature on the front of the house and garage that would complement the overall design.

There is no distinct vernacular and as such, it is not considered that the proposed dwelling would look out of character with the area and would be of a form, design and materials that would be appropriate for this location and character of the area.

As such, the development would have no adverse impact in terms of visual amenity and accords with policy D2 of the Local plan.

Residential Amenity

Policy D2 states that development should not harm the amenity value of the occupiers of nearby buildings which is supported by Policy D25 which states that 'Particular consideration will be given to the extent that the proposal would result in unacceptable noise and disturbance, over shadowing, overlooking and/or visual dominance.'

The proposal would result in a second floor being provided but would not reduce the gaps between the existing built form of the bungalow and the neighbouring dwellings on both sides.

The ridge height of the house would be raised by 2.1 m resulting in a ridge height of 7.15 m. This would be 1.8 metres above the ridge of the nearest dwelling which is the bungalow to the north-west standing approximately 6.7 metres away.

It is considered that the extensions are of a scale that would not cause undue harm to the amenities of any neighbouring residents in terms of loss of light or visual domination.

The proposal includes first floor obscure glazed windows in both the side elevations which

would not result in over-looking as long as conditioned to remain as such.

As such the development would have no adverse impact in terms of residential amenity and accords with policies D2 and D25 of the Local plan.

Highways Issues

D14 of the Local Plan seeks to ensure provision is made for inclusive, safe and convenient access for all and that the nature and volume of expected traffic from development would not compromise highway safety and that development proposals must provide safe access to roads of adequate standard within the route hierarchy and ensure that the expected nature and volume of traffic and parked vehicles generated by the development would not compromise the safety and/or function of the local or strategic road networks in terms of both volume and type of traffic generated.

The proposal would retain the garage as well as the space in front of the house and the space to the southern side of the house. While the proposal would result in a 3-bedroomed house, there would be sufficient land to accommodate at least 4 car parking spaces off the highway.

As such it is not considered that the proposal would have any adverse impact on highway safety and accords with Policy D14 of the local plan.

Conclusion

The development would have no adverse impact on the character of the area, residential amenity or highway safety.

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 Before the extension hereby approved is first brought into use, the first floor side windows in the bedroom no. 1 shall be obscure glazed as shown on the approved drawing no.1001-06E.

The windows shall remain obscure glazed for all time thereafter.

Reason; To safeguard the privacy of neighbouring properties.

Schedule A

Existing Plans & Elevations Drg No. 1001-01

Proposed Floor Plans Drg No. 1001-05C

Proposed Elevations Drg No. 1001-06F received 11/05/23

Location Plan Drg No. 1001-07

Proposed Block Plan Drg No. 1001-08A

DECISION
