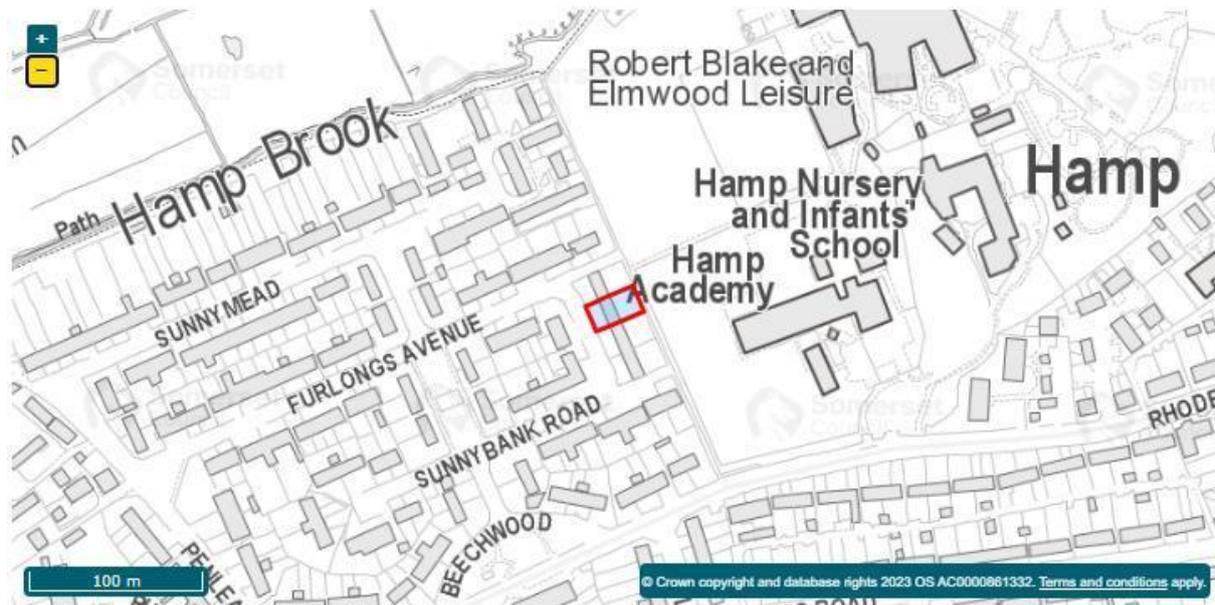


Bridgwater

08/21/00039/STP registered 05/05/21
Expiry Date: 29/06/2021
(Full Planning Permission)

Proposal:

Erection of a semi-detached house, on site of existing annexe (to be demolished). at The Annexe, 42 Sunnybank Road, Bridgwater, Somerset, TA6 6JJ for Mr J Parkhouse



Committee decision required because

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 town and is one of a row of semi-detached houses within the larger housing estate with a single storey annexe to the side.

To the north, south and west are houses and to the rear, east are the grounds to Hamp School.

The house is set back from the road with a single storey flat roofed extension to the side including a single garage.

The applicant refers to the single storey section as a garage/flat. The existing floor plan shows a single garage, living room, kitchen bathroom. In terms of planning permission, none can be traced.

The garden area upon which the house and single storey extension sits measures 30 metres by 16 metres with the two-storey house taking up half the width of the garden.

It is proposed to demolish the single storey section and to build a house onto the side of the existing house following the existing roof line to provide an attached three bed house in place of the single storey structure. The accommodation would include an open-plan living/dining room, kitchen, utility and wc with three en-suite bedrooms above.

There would be two car parking spaces for the existing house and three for the proposed.

The house would be finished in materials to match the host dwelling with brick and tiles.

Relevant History

None

Supporting information supplied by the applicant

Planning Statement
Bat survey
Ecology Report

Consultation Responses

Town Council: No objection

Ward Member: Cllr Leigh Redman: comments on original scheme prior to amendment:

“Good afternoon, I am one of the local councillors & resident for the area, I have several concerns that would like reviewed prior to the application going forward.

I am concerned about possible overlooking from the open side and front. Can I have details of this consideration?

I am concerned that a 4 bed property would increase vehicles requiring parking, the property is on a section that is narrow and often causes issue if street parking is used, I would like to see as much dedicated parking for the property to minimise the need for street parking. Can we see plan showing parking detail?

I would like confirmation of the properties consulted in the area and details of how that has been done.

I will consider any further comments once I have seen the responses to the above and any residents responses.”

County Highway Authority: Standing Advice

Environmental Health: No objection

Somerset Rights of Way Officer: no objection

Representations

Letters from 3 local households object:

- Impact on parking and extra traffic
- over-looking

- Impact on drainage system
- Concern regarding the part wall
- Contamination from dust from building works

Most Relevant Policies

National Planning Policies

National Planning Policy Framework (NPPF)

Sedgemoor Local Plan 2011-2032

- S2 Spatial Strategy for Sedgemoor
- D2 Promoting High Quality and Inclusive Design
- D20 Biodiversity and Geodiversity.
- D25 Protecting Residential Amenity
- D14 Managing the Transport Impacts of Development

Community Infrastructure Levy (CIL)

The application is for residential development in Bridgwater where the Community Infrastructure Levy (CIL) is Urban Residential £52.60sqm of additional gross internal floor area created. 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

Principle

The site is within a residential area where the principle of residential development is acceptable.

Design and Impact the Character of the Area

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 house would be of similar design to the host dwelling in terms of its form, roof line, fenestration and materials and it would be set within a plot which is similar in pattern to those of the surrounding properties. As such, it is not considered that it would look out of character in the street scene. As such the proposal 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.'

With regard to any potential impact on the amenity of neighbouring residents, the proposed house would be sited along side the existing, host dwelling and would be set in from the

boundary with the neighbour. Also, due to the orientation of the proposed house being on the north side of the neighbour, together with the neighbour's intervening garage, there would be no adverse impact in terms of visual domination or loss of light.

In terms of over-looking potential, there would be first floor windows in both the front and rear elevations. However, those windows would be some distance from neighbouring properties and would not increase any level of loss of privacy. There would be windows in the side elevation, one serving the pantry at ground floor level and the other serving an en-suite facility at first floor level. Provided these windows are obscure glazed there would be no loss of privacy and an appropriate condition would ensure that to be the case.

As such it is not considered that the proposal would impact on the amenity of future residents due to lack of space and therefore it would accord with Policy D2 and D25 of the Local Plan.

Access and parking

Policy 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.

While the proposal would increase the pressure for off road parking and would also result in the loss of the parking space within the existing garage which is to be removed, there would be adequate space in front of the host dwelling and the proposed dwelling to park five vehicles off the highway.

This is considered adequate and therefore, it is not considered that the development would be detrimental to highway safety.

Impact on Ecology

A Preliminary Roost Assessment (PRA) and a bat emergence survey have been undertaken and based on the results of the survey(s) Somerset Ecology Services recommend conditions regarding lighting, works being carried out to take into consideration the protection of bats, timing of works and biodiversity enhancements to ensure that the Local Planning Authority fulfils its legal duty of strict protection of European protected species.

Provided appropriate conditions and notes to applicant are attached to the consent, the development would have no adverse impact on ecology and accords with Policy D20 of the Local Plan.

Other Matters

In respect of the comments in terms of the party wall, the agent has confirmed that there is an existing masonry party wall separating the garage of no 42 and the garage of no 40 and that this party wall is to remain between both properties. They state that *“Should strengthening work be required to assure the stability of the party wall, this will take place on*

the applicant land. To be clear, we are not intending to build any structure on the no 40's property. "

The applicant has confirmed that they have engaged with the neighbour in respect of their rights regarding the party wall.

While no further comments from the immediate neighbour or official response from the Ward Member has been received, it is considered that the proposed development would have no undue harm to the neighbour.

With regard to the comment concerned about the drainage, the property would be connected to the mains and a soakaway which would be covered at the building regulations stage.

Conclusion

The proposed dwelling would have no adverse impact on the character of the area, amenity of neighbouring residents, ecology 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 The dwelling hereby approved shall not be occupied until the windows in the south elevation are fitted with obscure glazing. The windows shall remain obscured for all times thereafter.

Reason: To safeguard the privacy of the neighbour property in accordance with Policy D25 of Sedgemoor District Council Local Plan.

- 4 Prior to the installation of any external lighting, a "lighting design for bats" shall be submitted to and approved in writing by the local planning authority. The strategy shall show how and where external lighting will be installed (with the provision of technical specifications and operation) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bat species using their territory or resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the design, and these shall be maintained thereafter in accordance with the design. No external lighting other than those approved under

the lighting design for bats shall be installed without the prior written consent from the local planning authority.

Reason: In the interests of the Favourable Conservation Status of local populations of European protected species in accordance with Sedgemoor Local Plan 2011-2032 Policy D20.

5 Works will not in any circumstances commence until:

a) Construction and demolition operatives have been inducted by a licensed bat ecologist to make them aware of the possible presence of bats, their legal protection and of working practices to avoid harming bats. Written confirmation of the induction will be submitted to the Local Planning Authority by the licensed bat ecologist within one week of the toolbox talk

b) An improved cavity bat box or similar, to accommodate any discovered bat(s), will be hung on a suitable tree or building on or adjacent to the site at a minimum height of 4 metres as directed by a licensed bat ecologist. Any such box will be maintained in-situ thereafter; and

c) Works potentially affecting bats will then proceed under the supervision of the licensed bat ecologist.

Reason: A pre-commencement condition is required to ensure the strict protection of European protected species and in accordance with policy D20 of the Sedgemoor Local Plan 2011-2032.

6 Prior to first occupation of the dwelling hereby approved, the following biodiversity enhancement(s) will be installed at the site:

- 2x established shrub to be planted on site which must be high nectar producing to encourage a range of invertebrates to the site, to provide continued foraging for bats. The shrubs must also appeal to night-flying moths which are a key food source for bats. The Royal Horticultural Society guide, "RHS Perfect for Pollinators, www.rhs.org.uk/perfectforpollinators" provides a list of suitable plants both native and non-native plants
- Installation of 2x standard bird boxes purchased or built, situated on a mature tree on site or appropriately positioned on the proposed works, at a height above 3m
- At least 1x refugia piles (e.g. log piles) as a shelter for reptiles, amphibians and small mammals constructed within the boundary of the site

Once installed, the biodiversity enhancement(s) shall thereafter be retained.

Reason: In accordance with Government policy for the enhancement of biodiversity within development as set out in paragraph 174(d) of the National Planning Policy Framework and Sedgemoor Local Plan 2011-2032 policy D20.

Schedule A

Location Plan Drg No. p2cuk/590280/800346

Existing Site & Roof Plan Drg No. 1909-S-01 Rev. A

Existing Ground Floor Plan Drg No. 05 Rev. A

Existing Elevations Drg No. 06 Rev. A

Proposed Site & Roof Plan Drg No. 1909-PL-01 Rev. B

Proposed Ground & First Floor Plans Drg No. 1909-PL-02

Proposed Elevations Drg No. 04 Rev. A

DECISION
