

05/09/0015

MR T LANG

## **ERECTION OF A TWO STOREY EXTENSION AT THREE BRIDGES, BRADFORD ON TONE**

318599.122927

Full Planning Permission

---

—

### **PROPOSAL**

Permission is sought for the erection of a two storey extension to the north elevation (rear) of Three Bridges, Bradford on Tone. The proposed extension will replace a single storey lean to extension and flat roof addition to the rear. The extension will provide for an enlarged kitchen/diner, with utility, porch and WC at ground floor level, together with two additional bedrooms at first floor level, both to be served by en-suite bathrooms.

The extension will be constructed from materials to match the original dwelling, being red brick, tiles and uPVC fenestration. The extension will have a maximum height of 7.3 metres above ground level and will project beyond the rear elevation of the original dwelling house by approximately 6.5 metres. The extension will incorporate hipped roofs as well as a covered balcony to the rear, and a feature turret to the west elevation providing a stairwell to bedroom 1 from the kitchen/diner.

### **SITE DESCRIPTION AND HISTORY**

Three Bridges is a detached two storey, gabled Edwardian period dwelling with a large rear garden and off road parking and turning. The building has been extended previously to the rear with a simple single storey lean to extension, which has been further extended through the erection of a flat roof single storey extension. To the north and west of the site there are a number of buildings used in association with the resident classic car restoration business; whilst to the west/north west beyond this there are a number of residential mobile homes at Devonia Park. The site is set back from the adjoining A38 to the south by approximately ten metres, and is bound to the east by mature hedgerow and tree planting. The dwelling is open to views from the A38 on its western side.

### **CONSULTATION AND REPRESENTATION RESPONSES**

#### **Consultees**

*SOMERSET COUNTY COUNCIL - TRANSPORT DEVELOPMENT GROUP* - No observations

*BISHOPS HULL PARISH COUNCIL* - No comments received

#### **Representations**

Ward Councillor (Councillor Nigel Stuart-Thorn) – supports the proposal; finished article will be a great improvement and add much credit to surrounding area.

5 Letters of support/no objection from local/neighbouring residents, some of which have stated that the proposals will enhance the immediate area.

## **PLANNING POLICIES**

S1 - TDBCLP - General Requirements,  
S2 - TDBCLP - Design,  
H17 - TDBCLP - Extensions to Dwellings,

## **DETERMINING ISSUES AND CONSIDERATIONS**

The pertinent issues that require consideration in determining the application for a proposed extension are the impact upon the visual and residential amenity together with the form and character of the original dwelling house, particularly in terms of the subservience policy adopted by the local planning authority.

In principle the erection of a two storey extension to the rear of this detached property is considered to be acceptable. Having regard to the amenity of adjoining properties, it is considered that there will be no material loss of privacy, light or impact upon outlook as a result of the proposed extension. Nonetheless, the potential impact upon the visual amenity of the area is also an important consideration. The proposed extension will have a width matching the original dwelling whilst the main roof height has been stepped down by only approximately 150 - 200mm. The foot print of the original dwelling house would have been roughly 49 square metres, extended to 85 square metres with the single storey extensions. The footprint of the proposed extension will measure approximately 69.5 square metres, thus giving an overall area of 118.5 square metres to the building as proposed to be extended. The proposed extension therefore provides for a large two storey extension which will be well over twice the size of the original dwelling house in terms of footprint size. As a result, the proposed extension will have a significant impact upon the character and appearance of the original building and the visual amenity of the area, especially when viewed from the highway to the west and south west of the dwelling, the main public vantage point.

In addition, the proposal does not accord with the subservience policy adopted by the Authority in TDLP policy H17, in that the side elevations will be set flush with the original gable ends of the dwelling, resulting in one large mass when viewed from the side. As such it would be difficult to distinguish between the original building and the new extension, thereby eroding the simple character of the original Edwardian dwelling. The design of the extension incorporates three hipped roof sections, together with a large flat roof section extending out from the original pitched roof. The design of an extension, including any new roof, should be simple and attempt to reflect or complement the design of the main building. This has not been considered in the proposed design and as such, the use of hipped roofs would detract significantly from the overall appearance of the property, providing for an incongruous and unbalanced extension that would weaken the form of the gables on the existing dwelling, which are a dominant feature of the property's simple appearance. To further compound this point, when viewing the proposed extension from the rear (north elevation), offsetting the right hand hipped roof section unbalances and further confuses the appearance of the extension, further detracting from the appearance and character of the original dwelling.

The scheme has also incorporated a small turret to the west elevation of the extension,

which will accommodate a stairwell linking the new master bedroom and kitchen/diner. The turret is an interesting feature, although not commonly found within the local vernacular.

To conclude, whilst the original dwelling has been previously extended to the rear with small (one unsympathetic) single storey extensions, the proposed two storey extension provides for a poorly designed scheme that would detract from the character and appearance of the original dwelling to an unacceptable degree. An extension of such a scale would result in an overbearing and imposing appearance on the original dwelling, to the detriment of the visual amenity of the area.

Whilst the application has been supported by a number of local residents and one of the Ward Councillors, for the reasons given above, it is recommended that planning permission be REFUSED.

### **RECOMMENDATION AND REASON(S)**

Recommended Decision: Refusal

- 1 The proposed extension, by reason of its size, form, design and external appearance, would be out of keeping with the existing dwellinghouse and would detract from the visual amenities of the locality. In particular the various elements of the proposed elevations are poorly proportioned and the design as a whole would be incompatible with, and detrimental to, the character of the original building. The proposal is therefore contrary to Taunton Deane Local Plan Policies S1 (D), S2 (A) and H17 (C).

### **RECOMMENDED CONDITION(S) (if applicable)**

Notes for compliance

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.**

**CONTACT OFFICER: Mr R Williams Tel: 01823 356469**