

22/12/0003/REX

MR C JOHNSON

ERECTION OF GROUND AND FIRST FLOOR EXTENSIONS AT COATE COTTAGE, LYDEARD ST LAWRENCE (APPLICATION TO REPLACE EXTANT PERMISSION 22/09/0008)

Grid Reference: 311981.130518

Replace an Extant Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

The proposed development would harm neither visual nor residential amenity, nor would it be damaging to the character of the main dwelling. Accordingly, the proposal does not conflict with Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design) and H17 (Extensions to Dwellings) and Policy DM1 of the emerging Taunton Deane Core Strategy.

RECOMMENDED CONDITION(S) (if applicable)

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A4) Block Plan
(A4) Location Plan
(A1) DrNo 0409_02Proposed Plans and Elevations Rev A

Reason: For the avoidance of doubt and in the interests of proper planning.

Notes for compliance

PROPOSAL

The application seeks planning permission to replace an extant consent for the erection of first floor extensions to the front and north and east elevations together with a further single storey garden room to the east elevation at Coate Cottage,

Lydeard St Lawrence.

The extensions will utilise a combination of natural stone, render and timber boarding to the walls, double roman clay tiles and thatch to the roofs and timber fenestration throughout.

The application is being reported to committee as the agent is related to a member of staff

SITE DESCRIPTION AND HISTORY

Coate Cottage is a detached two storey dwelling house located within the hamlet of West Leigh. The original dwelling is a thatched building of natural sandstone walls; extensions have been added historically to the front, side and rear, which have rendered walls, timber fenestration and a combination of flat felt roofs and double roman roof tiles.

Planning permission was originally granted under LPA reference 22/09/0008.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No observations.

LYDEARD ST LAWRENCE & TOLLAND PARISH COUNCIL - No comments to make.

Representations

None received at time of writing report

PLANNING POLICIES

S1 - TDBCLP - General Requirements,
S2 - TDBCLP - Design,
H17 - TDBCLP - Extensions to Dwellings,
DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,

DETERMINING ISSUES AND CONSIDERATIONS

The pertinent issues to consider are whether there has been any material change in circumstance on site or within relevant planning policy since the original grant of planning permission.

The proposals remain unchanged since the original grant of planning permission on 1 July 2009, in that the submitted plans match entirely those previously approved. The originally approved scheme has not been implemented and the application site is considered to have remained unaltered in terms of existing buildings, boundary treatments, access and the like. Matters such as visual and residential amenity that may be affected by the development were originally considered to be acceptable as

was the design, proposed materials and the impact of the extensions upon the character and appearance of the original building. Given that there has been no material change in circumstances these original conclusions are considered to remain applicable to the proposals for an extended time period for implementation of the scheme.

There has been significant changes to planning policy documents since the previous application was approved however the general planning principles with regard to protecting visual and residential amenity and the character of original buildings have not changed.

For the above reasons an extension to the time period as requested is considered to be acceptable; it is therefore recommended that permission be granted subject to conditions as per the previous approval.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

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