

05/15/0014

MR R JACKSON

ERECTION OF A CAR PORT TO FRONT OF COBWEBS, 18 GREAT MEAD, BISHOPS HULL (RETENTION OF WORKS ALREADY UNDERTAKEN)

Location: COBWEBS, 18 GREAT MEAD, BISHOPS HULL, TAUNTON, TA1
5HE

Grid Reference: 320554.124193

Retention of Building/Works etc.

REPORT UPDATE

At the planning committee meeting on 27 May 2015, Members considered this retrospective application for the erection of a car port and resolved that the application be deferred to enable the Area Planning Manager to negotiate with the applicant as to whether the colour of the car port could be changed so that it did not stand out so much.

A meeting has taken place with the applicants to explain the concerns of the committee and discuss possible solutions and amendments to address these. The applicants agreed to research whether the powder coated aluminium car port could be re-powder coated or painted. As a result of contacting companies who deal with powered coating, the applicants feel that the change of colour is not a viable option for them. They have also looked at the predominant colours of the area and feel that white is the most appropriate colour for the car port. It has therefore been agreed that the application be presented back to committee for members to consider the applicants submissions and determine the application.

Officers previously considered that the carport (as constructed) was acceptable and their professional opinion remains the same. Taking into account the applicants submissions regarding the change of colour and character of the area, the recommendation is to grant planning permission. A full copy of the original report and applicant's letter are attached below:

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

RECOMMENDED CONDITION(S) (if applicable)

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

(A4) DrNo RJ-02 Proposed Elevations
(A4) DrNo RJ-01 Existing Elevations
(A4) Site Plan
(A4) Location Plan

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

Notes to Applicant

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission.
2. I would stress that this relates only to “planning”. It may be necessary for you to obtain approval under other legislation or requirements such as a covenant that may be in place.

PROPOSAL

This proposal is for the erection of an attached car port with a projection of 3.4m to the side. The application is retrospective.

SITE DESCRIPTION AND HISTORY

This is the site of a semi-detached bungalow of brick finish with tiles and white windows. This dwelling is on a raised level to the road on a residential cul-de-sac comprising bungalows and two-storey houses.

This dwelling has a detached single garage to the side with a driveway that can accommodate two vehicles. A car port that covers part of the driveway has been replaced and the height increased by approximately 800mm. It is this car port that is the subject of this application.

The application is being reported to committee as the applicants are related to a member of staff.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

BISHOPS HULL PARISH COUNCIL - Objects

The car port is considered by reason of its form and appearance to be an unsympathetic and incongruous addition to the dwelling and out of character with and detrimental to the visual amenities of the area. Furthermore it could set a precedent for other similar proposals nearby, which would compound the situation.

Representations

Two letters of SUPORT received.

- It has been erected to a very high standard
- It can be seen from our living room window and is not obtrusive

Three letters of OBJECTION from the same person raising the following issues:

- The design is not in keeping with the area.
- The carport projects in front of the building line.
- It is in an elevated position.
- Adverse visual effect from our living and dining areas.
- Parking a motor home conflicts with covenants.
- Concern that a precedent will be set.

PLANNING POLICIES

H17 - TDBCLP - Extensions to Dwellings,

LOCAL FINANCE CONSIDERATIONS

N/a

DETERMINING ISSUES AND CONSIDERATIONS

The already erected car port is attached to the bungalow and as it is higher than the eaves, it requires planning permission. Saved Policy H17 allows extension to dwelling subject to meeting 3 criteria:

H17 - Extensions to dwellings will be permitted provided they do not harm:

(A) the residential amenity of other dwellings;

(B) the future amenities, parking, turning space and other services of the dwelling to be extended; and

(C) the form and character of the dwelling and are subservient to it in scale and design.

The carport does not have any adverse impact on residential amenity in terms of overlooking, loss of light or overbearing.

It does not result in any change to parking availability other than higher vehicles can park under the new car port than they could previously.

The main issue for consideration is the form and character of the dwelling and whether extension is subservient in scale and design. The flat roof carport is higher than the eaves of the existing bungalow which increases the visual impact and it could be said that it is not subservient in design. That said, it does have the appearance of a freestanding structure to the side of the dwelling rather than as an extension due to the change of materials. There is a single example of a flat roof garage that is higher than the eaves of a neighbouring bungalow and overall, it is considered that the car port does not result in a significant adverse harm to character of the dwelling and area.

The comments of the neighbours with regard to covenants on the development are noted, however this are a private matter that does not fall within the remit of considering a planning application. The concern of the Parish Council in terms of

precedent is noted, however each application should be considered on its own merits.

Having regard to the above matters, the proposed development is considered to be acceptable and therefore it is recommended that planning permission be granted.

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

CONTACT OFFICER: Mrs P Hogg Tel: 01823 356371

18 Great Mead
Bishops Hull
Taunton
TA1 5HE

16 July 2015

Taunton Deane Borough Council
Planning Services

Attention Mr B Kitching - Area Planning Manager

Your ref: 05/15/0014

Dear Mr Kitching

Erection of a Carport to Front of Cobwebs, 18 Great Mead, Bishops Hull. (Retention of Works already undertaken).

Thank you for meeting with us on the 15th June to discuss the Planning Committees suggestion that the car port could be painted a different colour - brown - as they considered that white was too bright.

At the meeting we discussed as to how we could pursue the change in colour and it was agreed that we would investigate this further.

It was also agreed that perhaps we should provide some evidence of other predominant colours e.g. conservatories / windows / doors etc. in the immediate neighbourhood that are visible from the public highway.

Investigation Regarding Possible Change of Colour

We have spoken to a number of companies who deal with powder coated materials and asked about the options of repainting the car port. The responses are as follows:

Option 1 - Take down the car port - transport to powder coating specialist - repaint in different colour - transport back to site and re-erect.

Whilst we have not priced this option we have been advised that it would possibly be more cost effective to remove the existing car port and have a new one already powder coated to a new colour erected.

Option 2 - Repaint in-situ by a specialist company, that would entail masking off all parts of the car port that were not be repainted, then erect a curtain system around the car port to create a 'mobile spray booth' in order to create a 'stable' environment to prepare and spray paint the structure.

This would mean that we may not possibly be able to use our front door, garden gate or garage during the process of painting as these would be within the controlled environment. Again we have not priced this option but would consider that it would be very costly to undertake particularly as our front door, garage door, windows, gutters and fascias would need to be masked off as they are all white.

Option 3 -

Repaint in-situ by hand. This would entail a complete degreasing and wash down of the structure, masking off of all parts of the car port that were not to be repainted. Specialist paint would be required to include primers and top coats that would adhere to the existing powder coating surface.

We have been advised that whilst this could be done there is the distinct possibility that it would only last for up to 2 to 3 years with some areas of the paint peeling off whilst other areas may well remain, therefore repainting would need to be carried out on a regular basis. This would entail considerable work which we were hoping to avoid by choosing a powder coated aluminium car port to match the bungalow and reduce any future maintenance.

Neighbourhood Predominant Colours

A number of photographs have been taken in Great Mead where the predominant colour is white.

Photo 1 below, shows the frontage to No. 20 Great Mead including its conservatory, the conservatory to No. 25 Bakers Close and the car port to No. 18 Great Mead (with the motorhome parked underneath). These four elements including the motorhome provides a predominant white 'vista' at the head of the cul de sac.



Photo 2 below, shows the frontage to No. 20 Great Mead with its fascia in the same vertical plane as the car port side fascia. The predominant colour again is white.



Photo 3 below, shows the view towards No. 18 Great Mead with the motorhome removed. This shows the garage door, cladding above the garage door, garage fascia, bungalow fascia and guttering / downpipe, main entrance door and side window all in white.



Photo 4 - No. 30 Great Mead



Photo 5 - No. 8 Great Mead



Photo 6 - No. 26 Great Mead



Photo 7 - No. 36 Great Mead



Photo 8 - No. 5 Great Mead



Photo 9 - No. 5 Great Mead



Therefore, we would respectfully consider that the predominant colour of all additional structures including conservatories, existing windows, doors and rainwater goods to all of the properties in the area are white and that to consider repainting the car port brown would be detrimental to the overall street scene.

Yours Sincerely

Mr RK & Mrs HA Jackson