

47/17/0006

MR R HEWTON

Erection of boundary wall, fence and gates, installation of dormer windows over garage and canopies over patio doors and garage at Meare Green House, Meare Green, Wrantage

Location: MEARE GREEN HOUSE, MEARE GREEN, WEST HATCH,
TAUNTON, TA3 6DA

Grid Reference: 329666.122297

Full Planning Permission

Recommendation

Recommended decision: Conditional Approval

Recommended Conditions (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) DrNo WDS1701 Location Plan
(A4) Proposed Site Plan
(A1) DrNo WDS1700-6 Proposed Layout
(A4) DrNo WDS1800 Rev A Front Wall

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

3. Any drive and/or turning areas hereby permitted shall be constructed so as to be permeable and thereafter maintained as such, unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of development.

Reason: To prevent the discharge of water onto the highway, in the interests of reducing the risk of flooding, in accordance with the relevant guidance in Section 10 of the National Planning Policy Framework.

4. (i) Before any part of the permitted development is commenced, a landscaping scheme, which shall include details of the species, siting and numbers to be planted, shall be submitted to and approved in writing by the Local Planning Authority.
- (ii) The scheme shall be completely carried out within the first available planting season from the date of commencement of the development, or as otherwise extended with the agreement in writing of the Local Planning Authority.
- (iii) For a period of five years after the completion of each landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not harm the character and appearance of the area in accordance with Policy DM1 of the Taunton Deane Core Strategy.

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 with the applicant and has negotiated amendments to the application to enable the grant of planning permission.

Proposal

The application proposes the installation of a catslide dormer windows to replace the rooflights to the front and rear of the side extension recently approved, the installation of canopies to front elevation over patio doors and garage door and the construction of a front boundary wall. The wall is located approximately 1.6m back from the carriageway.

Amended plans have been received showing the installation of a first floor above the approved garage to provide additional living accommodation and the reduction of the height of the front boundary wall to 1.6m with 1.8m high pillars. The wall is to be constructed in part render with a timber fence above and timber gates. The repositioning of the vehicular access was approved under the previous application 47/16/0015.

Site Description

Meare Green Cottage is a modern detached property which has rendered walls under a tiled roof. A recent application (47/16/0015) allowed the construction of a

two storey side extension to the western elevation to provide a garage. The extension proposed rooflights in the roof to the front and rear.

This property and the neighbouring one, The Orchards were given planning permission in the 1990s both as replacement dwellings. Part of the design of each dwelling was accommodation within the roof space with cat slide dormers shown front and back. This is a traditional feature and is demonstrated further along the road.

Relevant Planning History

47/04/0012 - Retention of minor flood attenuation work including 0.6m high concrete block wall - Approved - 9 November 2004

47/16/0015 - Two storey extensions, relocation of garage and reposition of access - Approved - 3 March 2017

Consultation Responses

WEST HATCH PARISH COUNCIL - The Parish Council have examined the amended proposals for the alterations.

The applicants have changed the height of the front wall from 1.8m to 1.6m a somewhat smaller reduction than was envisaged at the site meeting held on 17 August 2017. WHPC welcomes the introduction of shrubs to soften the appearance of the boundary wall but would encourage a further reduction in height.

The applicants have made a late amendment to the internal first floor plan, changing the storage space above the garage (previously 'ground floor only') to a study and an extension to bedroom 3. WHPC comments i) that a study would be best served by a velux-type window to maximise light and ii) that the need for a second dormer to bedroom 3 appears unnecessary.

In view of the above and the 'overlooking' concerns of immediate neighbours. WHPC strongly objects to the proposed change from velux-type windows to dormers.

Representations Received

Eight representations have been received objecting to the proposal on some or all of the following grounds:

- increase in the overall bulk and imposition of the building
- out of character with other properties in the hamlet
- wall is unsympathetic and out of keeping with surrounding properties where hedged are generally used for boundary treatment
- bulk of wall would be overpowering
- a post and rail fence with planting behind would be an appropriate boundary treatment
- the height of the boundary wall appears to be 2.1m to the top of the pillars
- increased overlooking and loss of privacy from installation of dormer rather than

rooflight

- object to the concrete posts in the ditch which could obstruct the flow of water during a flood event

As a result of the reconsultation following the receipt of amended plans, a further three submissions were received making the following comments:

- further lack of privacy and overlooking of the neighbouring properties
- wall and fencing is out of keeping, where hedges and low walls predominate.
- concrete posts in the watercourse would impede the free flow of water
- access for maintenance is essential
- if approved could set a precedent for future development

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for Taunton Deane comprises the Taunton Deane Core Strategy (2012), the Taunton Site Allocations and Development Management Plan (2016), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below.

DM1 - General requirements,
D5 - Extensions to dwellings,

This takes into account the recent adoption of the SADMP.

Local finance considerations

Community Infrastructure Levy

The proposal does not attract an infrastructure levy.

Determining issues and considerations

The issues to consider are the impacts on the amenities of local residents and on the character and appearance of the development on the streetscape. Policies DM1 and DM5 are of particular relevance.

The amended plans indicate a first floor above the approved garage to provide additional living accommodation by way of an extension to bedroom 2 to the rear and a study to the front. The boundary wall has also been amended to reduce the overall height to 1.6m with 1.8m pillars. The canopies are cantilevered and are to be

constructed with tiles to match the existing.

It is considered that the height of the front boundary would be similar to that on the adjoining site, whilst using a mix of materials to reduce the visual impact. Planting is proposed to soften the impact and a landscaping condition has been included. The wall would be set back from the edge of the highway by approximately 1.6m to allow for the drainage works to be constructed in accordance with the previously approved application. No works are proposed in the watercourse. The appearance and character of the street scene would not be unacceptably harmed by the proposal.

The installation of the canopies to the front elevation would not significantly increase the bulk of the building and would be in keeping in terms of design and scale.

The installation of dormer windows to the front and rear of the extension currently under construction would be in keeping in design and size with the existing dormers in the front and rear elevations. The bulk of the building would not be significantly increased. Given the position and distance of the adjoining properties to the east and the location of their private amenity space, it is considered that the installation of dormers to replace rooflights would not result in a significant increase in overlooking and loss of privacy to these properties.

The proposal is considered to comply with the relevant policies and approval is recommended.

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

Contact Officer: Denise Grandfield