

10/09/0018

MR K PASCOE

ERECTION OF 2 STOREY EXTENSION TO SIDE AND DETACHED GARAGE AT 4 TRICKEY WARREN COTTAGES, CULMHEAD, CHURCHSTANTON AS AMENDED BY AGENT'S EMAIL AND REVISED DRAWING C4611/101A AND AMPLIFIED BY DRAWINGS C4611/102 AND C4611/002 RECEIVED 8TH SEPTEMBER 2009 AND FURTHER AMENDED BY REVISED DRAWINGS C4611/102A and C4611/101B RECEIVED 17TH SEPTEMBER 2009.

320375.114827

Full Planning Permission

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PROPOSAL

This application has been referred to the Committee as the agent is related to a member of staff at Taunton Deane Borough Council.

4 Trickey Warren Cottages is a cream render/painted stone and slate semi-detached cottage of traditional style. It is set on a steep slope, appearing as two storeys on the east side and three storeys on the west side. It is accessed by a long private track and lies within the Blackdown Hills Area of Outstanding Natural Beauty. To the east of the site, a courtyard of barns are currently being converted to residential properties.

This application seeks permission for a two storey extension to the side (although this will only appear as a single storey extension on the east side due to the slope of the land) to form a new kitchen/dining area at ground floor level with an extended lounge area above. A double garage of timber and slate construction is also included in the application.

No.3, to which this property is attached was granted consent for an extension of similar style and size in May 2006.

Following an assessment of the impact the garage will have on the adjacent trees, amended plans were received repositioning the garage slightly to the north.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SSC - TRANSPORT DEVELOPMENT GROUP - Proposal will not have a detrimental impact on the adjoining highway network – No objection.

CHURCHSTANTON PARISH COUNCIL -

It was agreed by a substantial majority to fully support the proposal. It is felt that the proposed work will impart a welcome "balance" to the property and that the recent amendments will help to reduce any undue impact.

HERITAGE AND LANDSCAPE OFFICER - The garage is likely to impact on existing trees, but the exact position of the garage in relation to the trees is not clear from the plans. Requests plan showing position of trees with garage plotted. If there is a conflict details of foundations would be helpful, to assess root damage.

Subsequently suggested a suitable position for the garage to avoid impact on tree roots and suggested condition regarding protecting trees.

Representations

None

PLANNING POLICIES

S1 - TDBCLP - General Requirements,

S2 - TDBCLP - Design,

H17 - TDBCLP - Extensions to Dwellings,

EN6 - TDBCLP -Protection of Trees, Woodlands, Orchards & Hedgerows,

EN10 - TDBCLP - Areas of Outstanding Natural Beauty,

DETERMINING ISSUES AND CONSIDERATIONS

The side extension is designed to be in keeping with the existing property, reflecting its character and mirroring the current fenestration and roof style. Although only set in marginally from the front and rear, by virtue of its height, it will appear subservient. The proposed extension will be similar in appearance to the former extension at no.3 and will not unbalance the appearance of the semi-detached properties.

The garage is of gabled design to reflect the style of the existing properties. Being of timber and slate construction, it will appear sympathetic to the Blackdown Hills Area of Outstanding Natural Beauty and is considered to be of a suitable size that will not appear dominating to the existing property. Following it's revised position, there will be no harm to the health of the surrounding trees.

The garage will be on a lower level than the barns and is considered to be a sufficient distance from the rear elevations to avoid impacting upon their outlook. Whilst the garage will be positioned close to the boundary with the barns, this will be the boundary at the bottom of the gardens away from the main amenity space and will not therefore result in an adverse impact upon the residential amenities of those future properties. The extension is to the other side of the garage and on a lower level again and will therefore have no impact upon neighbouring amenities.

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

The proposed extension and garage have been designed to be subordinate to and in keeping with the existing style of the property and will not compromise

its character or that of the surrounding Blackdown Hills Area of Outstanding Natural Beauty. There will be no adverse impact upon the amenities of the neighbouring properties or any trees within the site. As such, the proposal is in accordance with policies S1 (General Requirements), S2 (Design), H17 (Extensions to Dwellings) and EN10 (Areas of Outstanding Natural Beauty) of the Taunton Deane Local Plan.

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. Only those materials specified in the application shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with Policy S2 of the Taunton Deane Local Plan.

3. Before development commences (including site clearance and any other preparatory works), the trees shown to be retained on drawing C4611/102A shall be protected by protective fencing located 0.5 metres around the perimeter of the proposed garage. Such fencing shall be erected prior to commencement of any other site operations and at least two working days notice shall be given to the Local Planning Authority that it has been erected. It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.

Note: The protective fencing should be as specified at Chapter 9 and detailed in figures 2 and 3 of BS 5837:2005.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Taunton Deane Local Plan Policies S2 and EN8.

Notes for compliance

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

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