

42/17/0015

MR & MRS M MELHUIISH

Erection of two storey extension to side of 10 Dipford Orchard, Dipford Road, Trull

Location: 10 DIPFORD ORCHARD, DIPFORD ROAD, TRULL, TAUNTON, TA3
7NP

Grid Reference: 320822.122223

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:

(A1) DrNo 17/02C Revised Plans & Elevations as Proposed

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

Proposal

This proposal is for the erection of a two storey side extension to provide additional living space for the occupants of the dwelling. The proposed articulated extension projects off the south elevation by 3.6 metres. First floor windows to the west will be obscure glazed and a high level window on the south elevation is 1.7 metres from floor level.

Site Description

This is a semi detached property finished in stone and render with brick detail under a double roman concrete tile roof and a front porch that is open on two sides. The site is level, with a close boarded 1.8m high fence surrounding the amenity space to front, side and rear, with hardstanding for two cars at the front, a paved patio area and lawn with some planting to the side and rear of the house.

Dipford Orchard is a small development of 11 properties built as an affordable housing scheme. No.10 was purchased outright at 70% of market value, a condition that remains with the property.

Relevant Planning History

42/09/0001 - Erection of 7 affordable cottages and 2 affordable flats at land opposite Dipford Cottage, Dipford Road, Trull - CA

42/10/0045 - Erection of two affordable dwellings at land adjoining Dipford Road, Trull as amended - CA

Consultation Responses

TRULL PARISH COUNCIL - Trull Parish Council objects to this application on the grounds that it will significantly increase the size of the property on this affordable housing scheme which was intended to provide housing for eligible households whose needs are not met by the market. An extension of this size is out of keeping with the existing Dipford Orchard development and the consequential increased value of the house would take it out of the affordable bracket for potential purchasers. The proposed extension would leave very little remaining garden space and is therefore contrary to the Neighbourhood Plan which stresses the importance of gardens in the community, and is against the practice of 'garden grabbing'. The Parish Council is concerned that if approved this application could set a precedent for any other similar applications in affordable housing schemes.

HOUSING ENABLING - This is a discounted open market property with restrictions as set out in the Section 106 Agreement dated 12 May 2009 and the Deed of Variation dated 17 December 2010. However there are no restrictions that prevent an extension to the property per se and the usual planning criteria should be applied.

Representations Received

5 objections received regarding the following points:

- Overdevelopment of the site.
- Overlooking of amenity space of No.9 Dipford Orchard and Greenacres Cottage.
- Loss of evening sun to garden of Briony Cottage.
- Affordability.

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

Not applicable.

New Homes Bonus

Not applicable.

Determining issues and considerations

The main issues in the determination of this application are the impact on visual and residential amenity. These issues will be addressed as follows, taking into account the points raised above.

The proposed extension is to be finished in materials to match, maintaining the form and character of the main dwelling. The dimensions of the extension are such that it could be mirrored on the attached dwelling if desired at any point in the future, in order to maintain the appearance of a matching pair of cottages. It is considered to

present little significant impact on the appearance and character of the settlement or street scene and is subservient in scale and design. There is considered to be no direct overlooking of neighbouring properties from the windows of this dwelling and no significant adverse impact on the residential amenity of other dwellings in the vicinity. There will be adequate amenity space remaining for the enjoyment of the occupants of the dwelling and parking space is not affected by the development.

Over development:

Officers have negotiated a reduction in the size of the extension to address the concerns raised of over development of the site. Thus the roof line is stepped down and the front and rear elevations stepped in forming a subservient extension in relation to the original dwelling. The proposed development will leave more than 50% of the original amenity space remaining.

Overlooking:

Two first floor windows to the front will be obscure glazed as they are bathroom and dressing room windows. One first floor window to the south is high level with the sill at 1.7m preventing direct overlooking of 9 Dipford Orchard.

While the existing first floor windows of Nos.10 and 11 Dipford Orchard look out over the neighbouring gardens beyond the rear fence and mature trees on the rear elevation, from the position of the new windows there is no direct overlooking of property.

Loss of light:

While the light from the westering sun is blocked to some extent from the garden of Briony Cottage by the existing buildings 10 and 11 Dipford Orchard and the boundary fence, it is considered that the proposed extension will not significantly increase this impact.

Affordability:

This property was purchased outright at 70% of market value through the affordable homes scheme, a condition that remains with the property in perpetuity. If a property purchased under this scheme should increase in value, for whatever reason, any future sale will be valued at 70% of market value. There is no restriction or condition in the Section 106 Agreement dated 12 May 2009 or the Deed of Variation dated 17 December 2010 that prevents an extension to the property and the usual planning criteria have been applied.

For the above reasons this application is considered to comply with Policy DM1 of the TDBC Adopted Core Strategy 2011-2028 and Policy D5 of the Taunton Deane Adopted Site Allocations and Development Management Plan 2016 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: Mrs M Pike