

48/13/0083

MR & MRS N CAVILL

ERECTION OF TWO STOREY EXTENSION TO SIDE AND REPLACEMENT PORCH TO FRONT OF 2 HILL FARM COTTAGES, WEST MONKTON (RESUBMISSION OF 48/13/0051)

Location: HILL FARM WEST, 2 HILL FARM COTTAGES, YALWAY ROAD,
WEST MONKTON, TAUNTON, TA2 8LW

Grid Reference: 325221.129167 Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

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) DrNo 01 Location Plan
(A4) DrNo 02 Site Plan
(A3) DrNo 10 Rev B Site Plan
(A1) DrNo 13 Proposed Plans and Elevations

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

3. (i) The landscaping/planting scheme shown on the submitted plan 1316 10B shall be completely carried out within the first available planting season from the date of commencement of the development.

(ii) For a period of five years after the completion of the 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 other 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 and has imposed planning conditions to enable the grant of planning permission.

PROPOSAL

The property is a brick and tile semi-detached cottage, attached to a property of almost identical design. The cottages lie end on to the country lane in a remote rural location, with No.1 being positioned closest to the lane. No.2 has formerly had a garage located against the road to the south of the garden of No.1, which has recently been removed.

A planning application has recently been permitted for the creation of the access on the site of the former garage, change of use of agricultural land to residential to create the driveway to the south and west and for the erection of a garage.

Last year a planning application was refused for a porch to the front and a two storey extension to the side due to the dominating and detrimental impact, which unbalances the appearance of the semi-detached properties. This application is now the resubmission, which seeks planning permission for a two storey extension which has been reduced in length by 450mm, reduced in width by 400mm resulting in a set back from the front of 500mm and a marginally lower ridge level, with various alterations to the fenestration. This would provide a large sitting room with a bedroom and roofed balcony area above. It would be of a contemporary design incorporating horizontal cedar boarding with large elements of glazing, yet of a tiled roof to match the existing. The proposed porch is as per the design shown on the previous application, being larger than that it would replace with a low brick wall, glazing above and a tile roof.

This application comes before committee as the applicant is a Councillor and it is recommended that planning permission be granted.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

WEST MONKTON PARISH COUNCIL - The resubmission of these plans makes the extension subservient to the original build. It is now clear that the nature and character of the original build is dominant to the extension. The materials are in keeping with the buildings and the surroundings. We therefore fully support this application.

LANDSCAPE - Subject to detailed landscape proposals, the scheme should have

an acceptable landscape impact.

SCC - TRANSPORT DEVELOPMENT GROUP - No observations

Representations

None received at the time of writing

PLANNING POLICIES

DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,
CP8 - CP 8 ENVIRONMENT,
H17 - TDBCLP - Extensions to Dwellings,

DETERMINING ISSUES AND CONSIDERATIONS

The proposed porch is significantly larger than the current porch, particularly in depth. It has been designed in matching brick, with an appropriate gabled roof style to reflect that of the existing dwelling and the porch to the front of the adjoining property. Although substantial, it is not considered to appear excessively dominating to the detriment of the traditional appearance of the cottage.

The proposed side extension is clearly differentiated from the existing in a contemporary style, although it's design does reflect the gabled roof and materials of the existing property. Concerns were raised on the original application regarding the dominating impact of the large extension, however this application now shows a revised design to reduce the length and width of the extension, which results in a set back from the front and a consequently lower ridge level. As such, the extension is now considered to appear sufficiently subservient.

It is usual for materials to match the existing, however in this instance, the design of the extension would be a clear contrast to the style of the traditional cottage. The use of cedar cladding and large elements of glazing would introduce a contemporary element to the scheme. Although this is not an ideal solution to extending a brick built traditional cottage, the cedar boarding is considered to compliment the appearance of the brick. It is acknowledged that the extension is large, however, as a result of the set back from the front and lower ridge level, combined with the contrasting timber cladding, it is considered to appear sufficiently subservient so as not to dominate the existing cottage, or unbalance the appearance of the pair of semi-detached properties, to an unacceptable level. The resulting property would be considerably larger than the current situation and whilst the extensions would change the character, it is not considered to cause excessive harm to the appearance of the dwelling.

The two-storey extension would lie to the west side of the dwelling, away from the road and the roadside boundary is a reasonably well established hedge. It would not therefore appear clearly visible from public viewpoint. Whilst there will be some glimpses of the extension, particularly the roof on the approach from the south and through the access point, the revised design now avoids a long unbroken ridgeline and is not deemed dominating. The adjacent land to the north and west lies on a higher level and the existing high hedge to the north, along with the proposed

hedge/trees to the west would assist in screening it from wider views. Whilst the landscape officer has requested detailed landscape proposals, the indigenous hedge proposed and additional trees to be planted is considered suitable. As such, the proposal is not considered to cause excessive harm to the rural character of the countryside.

The porch would lie to the front, set well within the plot, away from the boundary with the adjacent dwelling. The two storey side extension is situated some distance from the neighbouring property, screened by the existing property. Whilst the proposal would incorporate a balcony, this is on the western side and would not protrude to the front or rear. It is not therefore deemed to allow clear views of the amenity space of the adjacent property. As such, the scheme is not considered to result in any increased impact upon the amenities of the adjoining property and due to the countryside location, there are no other nearby neighbours to be affected.

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

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