

36/15/0018

MR T BOON

ERECTION OF TWO STOREY EXTENSIONS TO THE REAR OF WINDY RIDGE AND ORCHARD VIEW, WOODHILL, STOKE ST GREGORY (AMENDED SCHEME TO 36/15/0007)

Location: WINDY RIDGE & ORCHARD VIEW, WOODHILL ROAD, STOKE ST GREGORY, TAUNTON, TA3 6EW

Grid Reference: 335426.127236 Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Refusal

- 1 The proposed development at Orchard View, by virtue of its size and massing, is not subservient to the original building and is considered to be of detriment to the character and appearance of the pair of dwellings. As such, the proposal is contrary to Policy DM1 of Taunton Deane Core Strategy and the retained Policy H17 of Taunton Deane Local Plan and draft policy D5 of the Site Allocations and Development Management Plan.

RECOMMENDED CONDITION(S) (if applicable)

Notes to Applicant

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council works in a positive and pro-active way with applicants and looks for solutions to enable the grant of planning permission. However in this case the applicant was unable to satisfy the key policy test and as such the application has been refused.

PROPOSAL

Planning permission is sought for;

- the erection of a pitched roof two storey extension to Windy Ridge, to scale 3m x 3.9m;
- the erection of a single and two storey extension to Orchard View; the two storey element will scale 12m x 4.8m to the side and rear of the property with a pitched roof and a single storey addition to scale 3.5m x 4.3m with a sloping roof.

SITE DESCRIPTION AND HISTORY

The site comprises a pair of semi-detached dwellings, both render with a tiled roof.

Windy Ridge has an existing two storey and single storey rear extension. The single storey element provides a cat-slide roof to the rear. Orchard View has various single storey extensions, part with a cat-slide roof and subsequent flat roof extensions which also protrude beyond the side building line. The properties are subject to flying freehold's.

36/15/0007 - Erection of two storey extension to the rear of Windy Ridge and two storey extension to Orchard View. Refused 06/05/2015 on grounds of "The proposed development, by virtue of its size and design, is not subservient to the original building and is considered to be of detriment to the character and appearance of the pair of dwellings. As such, the proposal is contrary to Policy DM1 of Taunton Deane Core Strategy and the retained Policy H17 of Taunton Deane Local Plan."

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

STOKE ST GREGORY PARISH COUNCIL - support; proposal will improve appearance of property, no discernable impact on property from elsewhere, previous refusal was unreasonable, extension is clearly subservient and would be an improvement.

Representations

Cllr P Stone (Summarised): Fully support this application, the changes will both improve the appearance of the building and greatly improve the accommodation for the owner who has given a full explanation as why this is essential to him and his family. The previous application should not have been refused and no credible justification has been given. The applicant has now tried to address the planning officer's concerns. There were no objections to the previous application and the Parish Council are in support.

19 letters of support on grounds of;

- no effect to the environment or any nearby property
- purely for the benefit of the family
- proposed change to the road frontage is minimal
- changes will improve appearance of building
- no increase in traffic flow
- it will allow village family to stay living in their family home
- the planned design has equal merit to existing developments in the area
- Woodhill contains hotchpotch of house styles, ages and sizes and proposal is not out of place
- proposal would not be visible from the road
- no demonstrative harm to any interests of acknowledged importance

One letter of no objection

PLANNING POLICIES

H17 - TDBCLP - Extensions to Dwellings,
DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,
CP8 - CP 8 ENVIRONMENT,
NPPF - National Planning Policy Framework,

LOCAL FINANCE CONSIDERATIONS

None

The development of this site would not result in payment to the Council of the New Homes Bonus.

DETERMINING ISSUES AND CONSIDERATIONS

Whilst the proposal is for alterations and extensions to two dwellings, it can only be considered as one application. The Local Planning Authority is unable to issue split decisions on householder applications. The application needs to be considered under the retained Policy H17 of Taunton Deane Core Strategy. Other relevant policies include Policy DM1 (General requirements) of the Core Strategy and Draft Policy D5 (Extensions to dwellings) of the emerging Site Allocations and Development Management Plan.

The site is in a rural location on the outskirts of Stoke St Gregory. There are no nearby properties affected by the proposal.

The proposed two storey extension to Windy Ridge will be a continuation of 3m onto the existing two storey rear extension, with matching materials, eaves and ridge height. The proposed extensions to Windy Ridge are not considered to result in any significant impact upon the character and appearance of the building or the visual amenities of the surrounding area.

The extension to Orchard View will replace the existing single storey flat roof extensions with a large single and two storey extension, with a gable end to the side and to the rear elevations. The proposed extension will result in an increase in floorspace of approximately 73 sqm. This is nearly doubling the existing floorspace at the property, and tripling the size of the original dwelling. The overall massing and scale of the proposed extensions to Orchard View will result in significant impact upon the character and appearance of the original dwellinghouse and are not considered to be subservient, despite the ridge being minimally lower than the main ridge.

The application is a revised scheme and whilst the design has been improved to represent a more traditional extension, the size of the proposed extension will result in it dominating the original dwellinghouse. Whilst the proposed extensions are to the rear of the building they will be visible as you travel along the road past the dwellings. At a pre-application meeting the agent was advised that a two storey extension to Orchard View similar in size and design to that which is proposed on Windy Ridge would be more acceptable. The single storey mono pitch section to the rear raises no concerns.

To conclude, the proposed extensions to Orchard View are out of keeping with the

design of the original dwelling and do not reflect the proportions of the original building. The proposed development is contrary to Policy H17 of Taunton Deane Local Plan in that the extension to Orchard View does not reflect the form and character of the dwelling and is not subservient to it in scale and massing. The development is contrary to Policy DM1 of the Core Strategy in that it is considered to harm the appearance and character of the pair of dwellings.

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

CONTACT OFFICER: Ms F Wadsley Tel: 01823 356313