

15/14/0001

MISS P MALTHOUSE

REPLACEMENT OF SINGLE STOREY SIDE LEAN TO WITH TWO STOREY EXTENSION, ERECTION OF SINGLE STOREY LEAN TO TO REAR AND REPLACEMENT DETACHED GARAGE AT NEW ENGLAND, CURLAND (AS AMENDED)

Location: NEW ENGLAND, CURLAND COMMON ROAD, CURLAND,
TAUNTON, TA3 5SB

Grid Reference: 327809.117526

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval subject to the receipt of a Wildlife Survey.

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:

(A3) DrNo J60/02B Proposed Floor Plans, Site Plan and Location Plan

(A3) DrNo J60/03C Proposed Elevations

(A3) DrNo J60/04 Proposed Plans & Elevations

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.
2. If the local population of European Protected species are affected in a development, a licence must be obtained from Natural England in accordance

with the above regulations. NE requires that the Local Planning Authority must be satisfied that derogation from the Habitats Directive is justified prior to issuing such a licence.

Most resident nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended).

It should be noted that the protection afforded to species under UK and EU legislation is irrespective of the planning system and the developer should ensure that any activity they undertake on the application site (regardless of the need for planning consent) must comply with the appropriate wildlife legislation.

PROPOSAL

New England is a modest traditional render and tile cottage set on a sloping site with a lean-to single storey element to the side and a part stone/part timber garage building with a corrugated sheet roof. The property lies to the south of Curland, set back from and on a lower level than the road, surrounded by agricultural fields and woodland.

This application seeks planning permission for a two storey side extension in place of the lean-to and a replacement single storey extension to the rear. The side extension would be constructed of stone to the front/side and render to the rear, with a tile roof to match the existing. It would be set back from the front marginally, with a lower eaves and ridge level and would incorporate a traditional style dormer. The extensions would provide a new kitchen/dining area, wet room and utility room at ground floor, resulting in two en-suite bedrooms above. It is also proposed to replace the timber garage, which is in a poor state of repair with a single storey timber and tile triple garage. This would occupy a smaller footprint but with a slightly higher roof.

During the processing of the application and following concerns raised by the case officer, amended plans were submitted revising the dormer window design and the positioning of windows, along with lowering the roof level of the rear lean-to element marginally to create a break between that and the main roof. A wildlife survey has been requested due to the demolition of the garage and this is currently awaited.

This application comes before committee as the agent is related to a member of staff.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

NEROCHE PARISH COUNCIL (CURLAND) - No comments received

LANDSCAPE - It is not clear from the plan whether the garage extension would affect the existing hedgerow boundary. A vegetation survey plan in this area would be useful.

Subsequent comments (verbal) – Following clarification, hedge not considered to be affected as proposed garage of smaller footprint than existing.

Representations

Somerset Badger Group states that a member of the public has raised concern that there is a badger sett under the existing garage, which would be protected. If correct, it would be necessary to secure a licence from Natural England. Request applicant is advised that the provisions of the Protection of Badger Act 1992 is satisfied.

PLANNING POLICIES

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

DETERMINING ISSUES AND CONSIDERATIONS

The proposed side extension is set back marginally from the front and on a lower eaves and ridge level. This, combined with the stone construction gives a clear break and therefore, the extension has an element of subservience. Whilst the local planning authority would generally seek materials to match, it is noted that there is stonework on another building within the site and stonework is a common feature of the area. On this basis, the use of stone to the side extension is considered acceptable. Concern was originally raised regarding the positioning of the windows and dormer design, which appeared out of character with the traditional cottage. The windows have now been repositioned to reflect that of the existing windows and consequently, the dormer window is reduced in height. The design of the side extension is now considered to sympathetically reflect that of the modest rural cottage.

The single storey lean-to extension to the rear is considered a typical method of extending a property of this nature. Initially concerns were raised regarding the dominating impact of this extension, however, this has been revised to create a break between the existing and proposed roofs. This now results in a clear differentiation, retaining the original character of the cottage.

As the road lies on a higher level, the property is clearly visible from public viewpoint. The extensions are however considered to result in an acceptable impact on the traditional character of the cottage and are not deemed to cause harm to the rural appearance of the surrounding area.

The existing garage is in a poor state of repair. The proposed replacement would retain the traditional element of stone and would in fact be on a smaller footprint than the existing. It is acknowledged that this would be higher than the existing building, however it would remain a reasonably low structure. The use of timber cladding, along with profiled tiles to match the dwelling is considered an appropriate use of materials for the rural location. The site lies on a lower level than the road and would be viewed against the backdrop of the woodland. As such, the garage

would not appear excessively prominent in the landscape.

A wildlife survey has been requested and is currently awaited. It is generally the case that, if protected species are identified, an appropriate condition can be attached to ensure that these are safeguarded. The recommendation is therefore prepared on this basis. However, if the wildlife survey was to conclude to the contrary, it may be necessary to revise the recommendation. Further information on this matter will be updated at the planning committee. Notes to the applicant regarding protected species are attached.

Due to the countryside location there are no nearby neighbours to be affected by the proposal and no increased impact upon highway safety.

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

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