

25/17/0031

MR & MRS M DUNFORD

**Construction of first floor with erection of a two storey extension to the front of Brookside View, Wiveliscombe Road, Norton Fitzwarren**

Location: BROOKSIDE VIEW, WIVELISCOMBE ROAD, NORTON  
FITZWARREN, TAUNTON, TA2 6RU

Grid Reference: 319340.125885 Full Planning Permission

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## **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:

(A4) DrNo 5083\_PL\_001 Proposed Site Location Plan  
(A1) DrNo 5083\_PL\_101 Proposed Elevations  
(A1) DrNo 5083\_PL\_100 Proposed Floor Plans  
(A4) Dr No 5083\_PL\_002 revision A Proposed Block Plan

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. There is always a possibility that any building or structure may be used by bats and nesting birds. We would therefore like to draw your attention to the following.

1. The applicant and contractors should be aware that all bats are fully protected by law under the Wildlife and Countryside Act 1981 (as amended) and under European legislation.

Should a bat or bats be encountered whilst work is being carried out on the property, work should cease immediately and advice should be sought from

the Government's advisers on wildlife, Natural England.

When working on the property special care should be taken when roof tiles or slates are removed (advise removing by hand and checking underside for bats before stacking, particularly the ones over the gable ends and ridge tiles.) Eaves and external cladding may also provide roost opportunities for bats and should be disturbed with care. As a further precaution, undertaking roof work during the months of March - May or September - November will avoid the main hibernation and breeding seasons when bats are most sensitive to disturbance.

Bats should preferably not be handled (and not unless with gloves) but should be left in place, gently covered, until advice is obtained.

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

3. 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**

The proposal is for alterations to a 3 bedroomed bungalow by the addition of an additional storey to create a 4 bedroomed 2 storey dwelling, realignment of the boundary wall to improve vehicular access and provision of an additional parking space.

The proposed development will create a 2 storey dwelling comprising an integral garage, hall, living room, dining room, utility room and kitchen/breakfast room at ground level. The first floor will comprise 4 No. bedrooms (2 ensuite) and family bathroom.

The principal elevation fronting the highway will have a wide gable end the width of the property. The roof height to ridge will be 8.5m and to eaves approximately 6m. This is an increase in roof height of approximately 2.8m from the existing height of the bungalow.

The development will be carried out in materials to match the existing bungalow that being painted render for the external walls, a concrete tile roof and white uPVC fenestration detail.

## **Site Description**

Brookside View is a detached 3 bedroomed bungalow on the western edge of Norton Fitzwarren immediately accessed off the B3227 which links Taunton to Wiveslicombe. The property is set back off the road with a short tarmacked drive to a parking and turning area to the front of the dwelling. The remainder of the front curtilage is laid to lawn with shrub planting. The property sits between two 2 storey

detached dwellings one of which shares the same vehicular access.

## **Relevant Planning History**

None

## **Consultation Responses**

*NORTON FITZWARREN PARISH COUNCIL* – No comments received.

*SCC - TRANSPORT DEVELOPMENT GROUP* – Recommend Standing Advice.

BIODIVERSITY - If permission is granted for this application please add the following note.

### **Note to applicant**

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1. The applicant and contractors should be aware that all bats are fully protected by law under the Wildlife and Countryside Act 1981 (as amended) and under European legislation.

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## **Representations Received**

None

## **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.

D7 - Design quality,  
DM1 - General requirements,  
A1 - Parking requirements,  
D10 - Dwelling sizes,  
SB1 - Settlement boundaries,

This takes into account the recent adoption of the SADMP.

## **Local finance considerations**

### **Community Infrastructure Levy**

Extensions over 100 sqm are CIL liable.  
Proposed development creates additional 135.5sqm of floorspace.

The application is for residential development in Taunton where the Community Infrastructure Levy (CIL) is £70 per square metre. Based on current rates, the CIL receipt for this development is approximately £9500.00. With index linking this increases to approximately £11,500.00.

## **Determining issues and considerations**

Brookside View is a 3 bedroomed bungalow that sits between two detached 2 storey dwellings. The application site is located within the settlement limits of Norton Fitzwarren and therefore the principle of the development is acceptable.

The main issues in the determination of this application are the impact of the development on visual and residential amenity and highway safety.

The dwelling is set back from the road with an existing driveway, parking and turning area to the front. The proposal involves the realignment of the boundary wall to the site frontage to improve vehicular access. The Highways Authority have recommended no objection subject to Standing Advice. As the proposed development will result in a 4 bedroomed dwelling in assessing the application against the Somerset County Council Parking Strategy 2013, the required 3 no. parking spaces will be provided. As access is directly onto a classified road sufficient turning space is also available within the front curtilage for vehicles to exit the site in forward gear. The driveway is consolidated and therefore the proposed development

meets the standing advice and is acceptable on highway safety grounds.

Although the proposal results in the increase in the height of the dwelling this will have minimal impact in terms of loss of residential amenity caused by overlooking. The site is separated from the adjacent properties by either a 6ft blockwork wall or a 6ft panel fence. There are no windows in the side elevation of the dwelling to the east and the dwelling to the west has only an upper bathroom window and this has opaque glazing. Furthermore the dwelling to the west is set forwards of the proposed development so there would be no direct overlooking.

In terms of the design and scale of the development the existing bungalow sits between 2 No. two storey dwellings and therefore the formation of a further two storey dwelling will not be out of character and scale. The front elevation will comprise a wide gable which is reflective of other gables on dwellings which front the B3227. The materials will be in keeping with those of the existing bungalow and also in keeping with both the adjacent residential properties.

The proposed development is considered to be acceptable and therefore it is recommended that planning permission be granted.

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

**Contact Officer: Mrs K Wray**