

35/15/0006

MR A FORD

ERECTION OF A SINGLE STOREY EXTENSION WITH GARAGE TO THE FRONT AND RELOCATION OF ACCESS AT HEYWOOD COTTAGE, CHURCH LANE, STAWLEY

Location: HEYWOOD COTTAGE, CHURCH ROAD, STAWLEY,
WELLINGTON, TA21 0HP

Grid Reference: 306105.122669 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:

(A3) DrNo 1208/1 Rev B Location/Site Plan
(A3) DrNo 1208/4 Rev A Floor Plans
(A3) DrNo 1208/5 Rev A Elevations
(A3) DrNo 1208/7 Rev A Site Plan

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

3. The garage spaces hereby permitted shall be used solely for the parking of vehicles and for no other purpose whatsoever.

Reason: To ensure that sufficient space for the parking of vehicles remains available within the site to serve the dwelling house, in the interests of highway safety and to ensure that a suitable layout is retained within the site in accordance with Taunton Deane Core Strategy Policy DM1 and retained Local Plan Policy M4.

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

The application, as amended, seeks planning permission for the erection of a single storey extension to the front (South elevation) of Heywood Cottage, Stawley.

The extension will provide a double garage with storage space above. It will be finished in materials to match the existing dwelling. The proposals have been amended to remove the hipped roof, with this being replaced by a traditional gable end; a narrow window has also been provided to the Southern elevation of the extension..

SITE DESCRIPTION AND HISTORY

Heywood Cottage is a detached two storey dwelling with accommodation within the roof space. The dwelling has benefited from alterations historically and permission has been previously approved to convert the garage into additional living space. Pre-application advice was sought in relation to the proposed development.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

STAWLEY PARISH COUNCIL - The proposed development would damage the residential amenity of neighbouring properties contrary to policy D5 in Taunton Deane Borough Council's draft Site Allocations and Development Management Plan (SADMP):

- The original building on this site was a bungalow similar to its current neighbour, Newlands. In 2006 TDBC granted permission for a large extension and the development of a two-storey property which has created a substantial property out of what was originally a small property (35/2006/014)
- In 2008 the number of bedrooms in the property was effectively increased when TDBC permitted the integral garage to be used for residential accommodation (35/2008/002)
- The development proposes a new integral garage plus additional residential accommodation which, if permitted, could be converted into further residential accommodation at a later stage;
- The proximity of the proposed extension to Newlands, which is currently empty following the recent death of the owner, will damage the residential amenity of this neighbouring property.

Once a small bungalow within the hamlet of Stawley this property will, if development is approved, become a very large house further reducing the stock of more affordable properties within the area. Policy DM2 of TDBC's adopted Core Strategy specifically seeks to prohibit replacement dwellings within open

countryside from being substantially larger than the existing dwelling. As this property is effectively a replacement dwelling from the original, applications for its further extension should be considered to be contrary to policy DM2.

The proposed extension would bring the building line much closer to Church Lane and significantly altering the form and character of the existing building and resulting in an overdevelopment of the site. This is contrary to policy D5 in TDBC's draft SADMP.

The proposed new site entrance on Church Lane is considered inadequate and would make it extremely difficult for larger vehicles to access the site compromising future amenities, turning space and parking at the property. This is also contrary to policy D5 in TDBC's draft SADMP.

Flowing submission of revised plans - Stawley PC maintain their objection to the development for the reasons set out above with the changes doing nothing to address these fundamental objections.

SCC - TRANSPORT DEVELOPMENT GROUP - Having reviewed the road record and the proposed details shown on drawing 1208/7 it appears that part of the proposed garage has encroached onto the adopted highway a copy of which is attached for your information. As a consequence the applicant is urged to amend the plan to reflect the road record. If this doesn't occur then the Highway Authority would be forced to recommend refusal of the application.

The other part of the application relates to the relocation of the existing access. The proposal will still gain access onto the unclassified highway, which can be characterised as single width with high hedges on either side. In terms of actual vehicle movements it is likely to be lightly trafficked although it is noted that the highway does provide access to the church therefore there would be an element of pedestrian/vehicle movements along this lane during the week. The Highway Authority accepts that this proposal will not result in an increase in vehicle movements however it is apparent from that suitable visibility splays haven't been shown on the submitted plan. As a consequence the applicant would need to submit a plan that shows that the appropriate level of visibility can be achieved.

Church Lane is subject to a 60mph speed limit however due to the sinuous nature of the highway vehicle speeds are much lower therefore Manual for Streets is considered to be the most appropriate design guidance for this location. As such the applicant should submit an amended plan that shows that splays of 2.4m x 23m can be achieved in either direction.

Therefore to conclude the applicant would need to submit an amended plan showing that suitable visibility, as set out above, can be achieved in either direction. As well as this the applicant will need to amend their design for the garage as the current proposal encroaches onto the adopted highway. If this amended plan is not received then the Highway Authority would be forced to raise objection to the application.

Representations

Original submission:

1 letter of objection received making the following comments:

- Property used to be very small and discreet; extensions and alterations have had a significant detrimental impact upon the area;
- Footprint of the house is out of proportion with the area and so large that it draws the eye away from St Michaels Church, a Grade 1 Listed Building, which should be the dominant feature in the valley;
- Proposed extension would exacerbate the problem and further harm the aesthetic appeal of the area;
- The extension would dominant the approach to St Michaels Church and views from the South and East. It would also have a significant impact upon the neighbouring property and be over development of the site.

Amended Plans:

2 letters of objection received making the following comments:

- Appears the garage will encroach onto the highway which is surely unacceptable;
- A high pitched roof makes it harder to see effectively when reversing out of property (Newlands);
- Garage will block light to property and obscure views of the church;
- Aesthetics of the site will be compromised by overcrowding Newlands and increasing visual impact in an area that ought to be dominated by the Grade 1 Listed church;
- Raising the ground level would be necessary; would result in the new building detracting from the approach to the church and dominating its immediate neighbour.

PLANNING POLICIES

DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,
H17 - TDBCLP - Extensions to Dwellings,
M4 - TDBCLP - Residential Parking Provision,

DETERMINING ISSUES AND CONSIDERATIONS

The pertinent issues to consider are the impact of the proposed extension upon visual and residential amenity. Stawley Parish Council consider any extension to this previously approved replacement dwelling, should be considered against Policy DM2 as a replacement dwelling. This is not the case, however, as any application to extend this dwelling house should be considered against retained Local Plan Policy H17 and emerging Development Management Policy D5, which is a near replication of the retained policy.

Visual Amenity

The proposed extension has been amended by replacing the original hipped roof with a traditional gable. The revised design is considered to be more appropriate and in keeping with the main dwelling. Visually the proposed extension will not

significantly alter the appearance of the dwelling when seen from the South, across the valley. When approaching the site along the highway, the extension will be prominent within the street scene due to its siting forward of the dwelling house. That said, it will be seen in conjunction with residential development within the site and the neighbouring property. The extension will not obscure views of the church to the South West, which are currently available from the highway and the site is sufficient distance from the church so not to adversely impact upon its setting.

In terms of Policies H17 and D5 noted above, the extension is subservient in scale and design, and does not harm either the form or overall character of the dwelling. Parking and turning areas are provided and would not be harmed or lost by the proposals.

Residential Amenity

Policies H17 and D5 noted above state that any residential extension should not harm the amenity of neighbouring dwellings. Objection has been raised as to the impact of the proposed extension upon the amenity of the neighbouring property. Despite the neighbouring dwelling being vacant at present, regard to its amenity must be had.

The property known as Newlands is a detached bungalow with garage and driveway along the western boundary, open garden to the South and more enclosed gardens to the North and East. The extension would result in some overshadowing to the front of the neighbouring property during late afternoon and evening, but the vast majority of the property's gardens would be unaffected by this impact. In terms of outlook, the bungalow has windows looking out to the South across the valley; the extension is positioned to the Southwest of these windows and whilst some loss of view would occur, the overall outlook from the front of the property would not be harmed to an unacceptable degree.

Whilst the siting of the extension to the front of the property will have an impact upon the setting of the neighbouring property, it will not result in any significant loss of light, privacy or outlook, nor cause additional nuisance from noise.

Other Matters

The proposed new access does not require planning permission as it is derived off an unclassified highway; requiring improved visibility splay and other details as suggested by the Highway Authority would be unjustified. With regard to development over highway land, the agent has confirmed that the access and land affected by the proposed extension falls entirely within the applicant's ownership.

It is noted that the original dwelling on the site was much smaller than the property now erected. It has been suggested that the proposals constitute over development of the site, however this is a large property with gardens to the North South and West of the dwelling and this additional built form will not result in a cramped, overdeveloped nature to the property.

Concern over possible habitable accommodation within the extension is raised by

the Parish Council. In order to retain appropriate parking and turning layouts within the site the use of the garage can reasonably be restricted to use as garaging only. Any future re-use would therefore need to be considered on its own merits should such a proposal be forthcoming.

The siting of the garage will not impeded visibility splays across the site frontages of Heywood's Cottage or Newlands, as the gable wall will be more than 3.5m back from the edge of the lane; vehicles will be able to wait at the entrance of the driveway and have good visibility when facing forward; vehicles should not be reversing onto the lane.

Conclusions

The proposed extension is subservient in design and scale to the original dwelling and it is not considered to significantly harm either visual or residential amenity. It is therefore recommended that planning permission be granted subject to conditions.

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

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