

43/12/0020

MR J HESTER

CONVERSION OF BUNGALOW WITH ERECTION OF FIRST FLOOR EXTENSION INTO 2 NO. TWO STOREY DWELLINGS AT 30 BLACKMOOR ROAD, WELLINGTON

Grid Reference: 314563.119941

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

The proposal is considered not to have a detrimental impact upon visual or residential amenity, the character of the area or highway safety and is therefore considered acceptable and, accordingly, does not conflict with Taunton Deane Local Plan Policies S1 (General Requirements) and S2 (Design), Policy 49 (Transport Requirements of New Development) of the Somerset and Exmoor National Park Joint Structure Plan Review, or Policy DM1 (General Requirements) of the emerging Taunton Deane Core Strategy.

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) Site Location Plan
(A3) DrNo 2328 1C of 6 Existing and Proposed Plans
(A3) DrNo 2328 2B of 6 Existing and Proposed Front Elevations
(A3) DrNo 2328 3B of 6 Existing and Proposed Rear Elevations
(A3) DrNo 2328 4B of 6 Block Plan

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

3. Prior to their installation, details and/or samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and thereafter retained as such, in

accordance with the approved details as above, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with Policy S2 of the Taunton Deane Local Plan.

4. (i) Prior to its implementation, a landscaping scheme, which shall include details of the species, siting and numbers to be planted, shall be submitted to and approved in writing by the Local Planning Authority.
- (ii) The scheme shall be completely carried out within the first available planting season from the date of commencement of the development, or as otherwise extended with the agreement in writing of the Local Planning Authority.
- (iii) For a period of five years after the completion of each 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 the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Policy S2.

5. The first floor window in the northwest elevation shall be obscured glazed and non-opening (unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed). The type of obscure glazing shall be submitted to and agreed in writing by the Local Planning Authority prior to its installation and shall thereafter be so retained.

Reason: To protect the amenities of nearby dwellings in accordance with Policy S1(E) of the Taunton Deane Local Plan.

6. The driveways hereby permitted shall be surfaced in permeable materials, or provision shall be made for the disposal of surface water within the site in accordance with details that shall first have been agreed in writing by the Local Planning Authority. The agreed details shall be implemented prior to the occupation of the dwelling to which it relates and shall thereafter be retained as such.

Reason: To reduce the risk of off-site flooding in accordance with Section 10 of the National Planning Policy Framework.

Notes for compliance

PROPOSAL

The proposal comprises the extension and conversion of a detached bungalow into two semi-detached dwellings. The extensions to the bungalow include raising the height of the roof and single storey extensions.

A garage and off-road parking space will be provided for each dwelling, both with their own new access onto Blackmoor Road.

The new dwellings will be finished with brick on the ground floor and render on the first floor.

The application has been amended, infilling an open porch on the front elevation and enlarging the gardens of the proposed dwellings.

SITE DESCRIPTION AND HISTORY

The existing brick bungalow is set back from Blackmoor Road with a grass lawn to the front of the dwelling, there is currently no vehicular access at the front of the dwelling. Blackmoor Road has a distinct divide, with one half of the road being characterised by two storey dwellings and the other half being bungalows. The application site adjoins a two storey dwelling at the start/end of the two storey dwellings.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - Awaited.

WELLINGTON TOWN COUNCIL - Objects - The development by reason of its size and location is out of keeping with the surrounding properties and would result in overdevelopment of the site. Increasing the property to 2 storeys would result in overlooking of neighboring properties.

Representations

FIVE letters of OBJECTION raising the following issues:

- Four bedroom windows overlooking property of 21 Pyles Thorne Road, couldn't windows be relocated to side or as roof windows; otherwise, no objections.
- Overdevelopment.
- Out of character with area that consists of detached houses or bungalows.
- Overlooking; loss of privacy.
- Loss of light.
- Boundary between 31 Blackmoor Road and proposed development has not been determined and map may erroneously enlarge applicants plot.
- Boundary fence between 29 and 30 Blackmoor Road owned by 29 Blackmoor Road; have not given consent for my boundary to be replaced; concern at proposed 1.8m fence against boundary.
- Residents previously denied planning permission for extensions as not in keeping

- with local area and landscape.
- Vehicular access to properties would also in the long term bring problems; increase in traffic and likelihood of on street parking that does not currently happen.
 - Old and defined hedge boundary for wildlife and plant life; hedge contains Arum Lilly, in decline in much of country and overdevelopment will further erode this native plant; hedge already at risk as developer has drastically reduced it to maximise the site.

PLANNING POLICIES

W1 - TDBCLP - Extent of Wellington,
S1 - TDBCLP - General Requirements,
S2 - TDBCLP - Design,
M4 - TDBCLP - Residential Parking Provision,
S&ENPP49 - S&ENP - Transport Requirements of New Development,
DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,

DETERMINING ISSUES AND CONSIDERATIONS

The main considerations in the determination of this application are impact on visual and residential amenity and the character and appearance of the area.

Character and appearance

Blackmoor Road consists of two storey detached dwellings as well as detached bungalows with a distinct divide between the two types of dwelling; the Oldway park end of Blackmoor Road consisting of bungalows which then joins onto the two storey dwellings that lead to Elms Road.

The proposal is sited at the end/beginning of the two storey dwellings in Blackmoor Road, as such, a two storey dwelling in this location provides a natural extension to the two storey properties in Blackmoor Road and is not out of keeping with the character of the area.

Whilst the proposed development is semi-detached, rather than detached, this is not considered to harm the character or amenity of the area in this instance. Furthermore, the proposed garden area has been extended, and as such, the gardens are considered sufficient to provide amenity for the future occupiers and not an overdevelopment of the site.

The proposed finish, half brick and half render, is not widely used in Blackmoor Road, though a two storey property opposite the site has a similar design. Given the nearby property, it is not considered reasonable to resist this design in this instance.

Residential amenity

Three bedroom windows are proposed within the first floor rear elevation of the dwellings, four within the front elevation, and a first floor window within one of the side elevations that serves a landing/staircase.

The rear elevation is approximately 25m to the nearest dwellings of 21 Pyles Thorne Road and Town Stream House, given this distance there is not considered to be any undue overlooking or loss of privacy.

Bedroom windows within the front elevation are not considered to cause any undue overlooking beyond that of the existing properties within Blackmoor Road.

The first floor window within the side elevation serves a staircase landing and is not considered to cause any undue overlooking. To safeguard the privacy of the neighbouring property a condition will be attached for the window to have obscure glazing.

Whilst raising the roof by 1.6m may have some impact on the neighbouring properties, this is not considered to an extent to warrant refusal. Number 29 Blackmoor Road is sited to the southeast of the proposal and as such there would be limited loss of light from the northwest. Number 31 is sited to the northwest, though the introduction of a two storey dwelling would be similar to the existing siting of the two storey dwellings on this side of Blackmoor Road.

Highways

Whilst the Highway Authority comments are awaited, the proposal provides for two off road parking spaces per dwelling which is considered acceptable. The increase in traffic from an additional dwelling within Blackmoor Road is not considered to be detrimental to the overall amenity of the area.

Other matters

Any trees that have been felled within the garden of 30 Blackmoor Road were not protected and could have been felled without any consent. The removal of any domestic hedge is also outside of any planning control. As the submitted plan refers to the retention of the hedge along the boundary with 31 Blackmoor Road, a condition will be attached to allow for additional planting within the hedge.

Conclusion

The proposed two semi-detached dwellings can be built without any detrimental harm to visual or residential amenity or harm the character and appearance of the area. The proposal is therefore considered acceptable and it is recommended that planning permission is granted.

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

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