

11/13/0007

MR J MANNING

ERECTION OF TWO STOREY SIDE AND REAR EXTENSION OF 2 CAPES COTTAGES, COMBE FLOREY (AS AMENDED)

Location: 2 CAPES COTTAGES, COMBE TOWER LANE, COMBE FLOREY,
TAUNTON, TA4 3JF

Grid Reference: 314711.131187

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 X31/2C Proposed Plans
(A3) DrNo X31/1 Existing Plans
(A4) DrNo X31/3 Site and Location Plan

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

3. Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 ("the 1995 Order") (or any order revoking and re-enacting the 1995 Order) (with or without modification), no window/dormer windows shall be installed in the West elevation of the development hereby permitted without the further grant of planning permission.

Reason: To protect the amenities of adjoining residents in accordance with Policy DM1(E) of the Taunton Deane Core Strategy.

4. Notwithstanding the provisions of the Town and Country Planning (General

Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) the two bathroom windows to be installed in the West elevation of the extension 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 DM1(E) of the Taunton Deane Core Strategy.

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 two storey extension to the side and rear of 2 Capes Cottages, Combe Florey.

The proposed extensions will provide for a garage and new kitchen at ground floor with two en suite bedrooms above. The extension will be finished externally with rendered walls, clay roof tiles and timber fenestration. In terms of scale, the extension will have a width and depth of 3.4m and 11.1m respectively; the roof will tie in at eaves and ridge level with the original building.

SITE DESCRIPTION AND HISTORY

2 Capes Cottages is a two bed semi detached dwelling located to the Western extent of Combe Florey. The original dwelling is of rough cast rendered walls painted a light pink, clay roof tiles and timber fenestration. There are gardens to the North and off road parking to the South of the dwelling. The site is set on sloping land that descends to the East and ascends to the West. There are residential properties to the East and West.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

COMBE FLOREY PARISH COUNCIL - Object to the proposals for the following reasons:

In the first instance, it is considered that the size of this extension is of significant concern. The existing property is a two bedroom cottage and the current application will change this to a four bedroom dwelling. This increase in floor area is considered to be tantamount to an almost doubling of the size of the property with the original

part of the property being read as subservient to the extension and the overall appearance not being in keeping with existing properties and its location. Consequently, it is considered this scheme represents a form of development contrary to part C of saved Local Plan Policy H17.

As a degree of excavation will be required to allow the extension to fit and there will not be any pedestrian access from the front to the back of the house (as there simply is not enough room to create a path), it is considered this clearly demonstrates that the current design scale is far too large.

It is also considered that the development will have a significant impact on the surrounding properties, particularly through the presence of a westward facing bedroom window at first floor which will erode privacy. Combined with two en-suite windows and the scale and mass of the proposed extension, it is considered this development will result in a loss of private amenity and create an overbearing impact on neighbouring properties contrary to Part A of Policy H17.

Representations

3 letters of OBJECTION from the owners of both neighbouring properties, raising the following planning related issues:

- We feel that the proposals will effectively double the footprint of one side of a pair of rural cottages (the clue is in the historic address) from a 2 Bedroom Rural Cottage to 4 Bedroom Urban house purely by “Garden Grabbing” – it will add the equivalent of an additional cottage to the existing pair and create a massive imbalance;
- The proposed extension by reason of its size and siting, would have an adverse impact on the scale and character of the existing dwelling (being one of a “pigeon” pair of rural cottages);
- The proposed extension would be out of keeping with the design and character of a pair of semi detached rural cottages – named “Capes Cottages”;
- The proposed extension by reason of its scale and bulk would be out of keeping with the design and character of the existing dwelling and would have an adverse effect on the visual amenity of the area as a whole (adjoining an SSSI);
- The proposed extension by reason of its siting would result in an unacceptable loss of privacy, adversely affecting the amenities enjoyed by the occupiers of the adjoining cottage;
- The proposed extension by reason of its size and siting represents an un neighbourly form of development that would have an adverse impact on the amenity of neighbouring properties by reason of an overbearing effect;
- The proposal by means of the overall floor area (doubling the existing) created and in the absence of any very special circumstances would lead to an inappropriate form of development, detrimental to its open, rural and undeveloped character Insufficient parking space for a 4 Bed property will adversely effect the amenity of surrounding properties by roadside parking on the narrow lane frontage;
- The infrastructure (Storm and Foul Drainage – Septic Tank) is at capacity and not designed to take the additional burden of doubling the size of the property;
- The proposed extension impinges on a rather fragile retaining structure holding back a bank and safe pedestrian access to the rear seems very doubtful.

PLANNING POLICIES

H17 - TDBCLP - Extensions to Dwellings,
DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,

DETERMINING ISSUES AND CONSIDERATIONS

The pertinent issues to consider are the impact of the proposed extension upon residential amenity and the character and appearance of the original building, paying particular regard to design, scale and massing.

Residential amenity

Objection has been received from neighbouring residents and owners of 1 Capes Cottages and the Parish Council, who are concerned that the proposed development would result in a loss of privacy and have an overbearing impact upon the amenity of the neighbouring properties.

The proposed extension would be sited within a close proximity of the Western boundary of the property; to the West is Capes Bungalow, a large detached property with formal private gardens to the North and West of the dwelling house; there is a less formal garden to the front although it is well screened and between the neighbouring property and application site is the driveway and parking/turning areas that serve Capes Bungalow.

The first floor West elevation has been amended and now provides for two obscure glazed windows serving en suite bathrooms. The openings are small (approximately 600mm x 800mm). There is quite a significant change in levels between the application site and the property to the West; there is also boundary fencing and planting between the properties. The amendments are considered to overcome the initial concerns regarding overlooking and loss of privacy. Conditions can ensure that privacy is retained, although it is acknowledged that any West facing window would only overlook a parking area and driveway, and not formal private gardens.

With regard to scale, mass and any overbearing impact, the significant change in site levels to the West will reduce the overall height of the building when seen from Capes Bungalow. The sites are well separated and the area between, being a driveway and parking area, is not somewhere that is likely to be used at present for enjoyment; such is more likely to be refined to the private gardens to the West of the bungalow. Any view out from habitable rooms will see the extension but the degree of separation will reduce a significant adverse impact upon outlook to a degree that is considered to be acceptable.

Design Scale and Impact upon dwelling

Objections have been made as to the scale, design and massing of the proposed extension, which is said to be too large for the site and detrimental to visual amenity and the character and appearance of the dwelling. I do not agree that this is the case and these objections do not specifically refer to any particular areas of harm. The scheme has been amended to remove a small extension to the front of the garage and a lean-to roof over the garage door. Such gives a greater degree of balance and improves the overall design and appearance of the extension.

The proposed extension is not subservient to the original dwelling, which is considered to be acceptable in this instance despite the requirements of retained Local Plan Policy H17. The adjoining property at 1 Capes Cottages is stepped downhill and below the level of the application site at eaves, ridge and finished floor levels. With land levels rising to the West, a subservient extension would appear at odds with the appearance of the original semi detached properties and on this basis the proposed ridge and eaves levels are considered to be necessary in order to ensure the extension is acceptable in visual terms.

With regard to design and materials, the proposal is considered to take account of the original building and its surroundings; the proposed extension appropriately reflects the character and appearance of the original dwelling within the amended scheme. It has been suggested that the proposal is garden grabbing, however I do not consider this to be the case. The majority of the extension will be sited over an under utilised area of the site that can easily accommodate an extension. There will remain a large garden to the rear and sufficient parking to the front to provide for at least three parking spaces. It is a well established principle to extend residential properties over areas of garden; the term garden grabbing is considered to better relate to the erection of new dwellings on garden land.

It is accepted that the proposed extension will all but double the size of the original dwelling, however it is noted that 1 Capes Cottage appears from the front to be larger than the application site. The modest proposed extension is considered to be of a design, scale and finished appearance that will not adversely impact upon visual amenity or the character and appearance of the original dwelling. The site is not within the Conservation Area and whilst the pair of cottages are of a traditional character, they are not of any significant historic merit.

Matters such as foul drainage will be dealt with separately by building control however it is understood that capacity is available within the existing system.

Conclusions

The proposed extension is considered to be acceptable and will not adversely impact upon visual or residential amenity to a degree that warrants refusal. The character and appearance of the original dwelling will be preserved and 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.

CONTACT OFFICER: Mr R Williams Tel: 01823 356469