

MR & MRS M DOWNING

**ERECTION OF TWO STOREY EXTENSION AND PORCH TO THE WEST ELEVATION, AND CHANGE OF USE OF PART OF ADJOINING FIELD TO INCORPORATE WITHIN DOMESTIC CURTILAGE AT MITCHAMS, PREY LANE, SLOUGH GREEN, WEST HATCH (RESUBMISSION OF 47/11/0006)**

Grid Reference: 327403.120279

Full Planning Permission

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**RECOMMENDATION AND REASON(S)**

Recommended Decision: Refusal

The proposed two-storey extension, by virtue of its size, scale, design and positioning, appears as an incongruous addition, dominating and detracting from the simple linear form of the west elevation, to the detriment of the appearance of the existing dwelling and the rural character of the surrounding landscape. As such, the proposal is contrary to policies S1 (General Requirements), S2 (Design), H17 (Extensions to Dwellings) and EN12 (Landscape Character Areas) of the Taunton Deane Local Plan.

**RECOMMENDED CONDITION(S) (if applicable)**

Notes for compliance

**PROPOSAL**

Mitchams is a white render and slate large detached property, which has been extended significantly in the past. It lies in a countryside location, at Slough Green to the south-west of West Hatch. The property abuts Prey Lane, a no through road and is separated from a linear development of residential properties to the west, by an agricultural field.

Last year planning permission was sought for the erection of a two-storey extension to the west elevation of the property and the change of use of an area of the adjacent agricultural field to domestic curtilage to access the property on the west side. During the processing of the application, concerns were raised by the case officer regarding extending the property on the west elevation and a meeting was suggested by the case officer to ascertain whether there was a more appropriate means of extending the property on another elevation, which would have less impact on the appearance of the dwelling and surrounding landscape. As the applicants wished the extension to remain on the west elevation, no meeting took place to discuss alternatives and instead amended plans were received reducing the proposed extension from two-storey to single storey; and reducing the area of domestic curtilage from 12 metres in depth by 43.5 metres (the full width of the field)

to 7 metres by 30 metres. The amendments were not however considered to overcome the concerns raised and the application was refused.

A further planning application was received earlier this year for a two-storey extension and a porch to the west elevation; and the change of use of an area of 7 metres by 30 metres of agricultural field to domestic curtilage. To the west and south, a mound was proposed, which would be 750mm high on the west side and 1800mm high on the east side. This indicated that the ground level of the area proposed to be domestic curtilage would be reduced by 1 metre. This application was also refused.

The application now received is identical to the previous application and is accompanied by 6 letters of support.

## **CONSULTATION AND REPRESENTATION RESPONSES**

### **Consultees**

*WARD COUNCILLOR - CLLR JOHN WILLIAMS* – Support – Proposals are both modest in scale and unobtrusive in design. Furthermore, will not cause any impact on neighbouring properties and request for small amount of additional land within domestic curtilage is proportionate to extension requested. Can see no reason for refusal.

*SCC - TRANSPORT DEVELOPMENT GROUP* - No observations

*WEST HATCH PARISH COUNCIL* - West Hatch PC 'endorses the granting of planning permission' for the above numbered application by Mr and Mrs Downing at Mitchams Slough Green. We understand that this application will now go to the TDBC Planning Committee.

*LANDSCAPE LEAD* - No new comments

#### *Comments on previous application:*

Further to the addition of the cross section on the block plan, I can confirm the revision is acceptable. It would be better if there was a native species hedgerow planted on the top of the bank but it is acceptable as proposed.

### **Representations**

Six letters of support were submitted along with the application raising the following issues:

- The owners currently have a dark dining room, extension will greatly improve their amenity by providing additional natural light.
- External appearance of proposed extension in keeping with existing house.
- House at end of 'no through' road so rarely seen by anyone.
- Western element of house stark/unsightly with tiny windows that appear out of proportion. Stands out from other properties and does not fit in. Believe two storey extension would enhance visually bland structure and surrounding area.

At the time of writing, six letters of support have been received during the processing

of the application (two of which are from same individual) raising the following issues:

- Slough Green not an archetypal, coherent hamlet, buildings of various materials and styles, no uniform building material nor design rhythm, all extensively extended. Property presents to hamlet, dull, unattractive, plain wall, land adjacent now purchased and now hopeful of rectifying unsightly aspect. Considers planning application complies with Taunton Deane planning policies.
- Proposed extension is modest and unobtrusive, would eliminate stark appearance of large wall on west elevation, would in no way detract, would in fact improve appearance of property and add attractiveness to surrounding area.
- Proposal seems entirely congruous with heterogeneous architecture of Prey Lane, sympathetic and sensitive addition to this dark old building.
- Alternative access to rear important addition for safety.
- Benefit to applicant of having extra light.
- Small amount of additional garden proportionate to extension requested.
- Alteration to drainage of field would get rid of problem of stagnant water at times of year.
- Would not cause issues with neighbouring properties, do not appear to be any objections in the village.
- If applications like this do not go through, we will be forever locked in the past, evolution lost and democracy loss in blind attempt to control each other.

A further letter was received from an individual, who had already submitted a letter with the application in support as it would enhance the present bland facia.

## **PLANNING POLICIES**

EN12 - TDBCLP - Landscape Character Areas,  
S1 - TDBCLP - General Requirements,  
S2 - TDBCLP - Design,  
H17 - TDBCLP - Extensions to Dwellings,

## **DETERMINING ISSUES AND CONSIDERATIONS**

Mitchams has been extended significantly in the past, to the north, south and east. Whilst these extensions have been visible as part of the west elevation, they were carefully designed with small scale limited openings and did not protrude forward of the west elevation. As such, the former extensions respected and retained the simple linear appearance of the west side of the property. It is important to note that, despite the numerous extensions and alterations permitted in the past, no extensions have been permitted at any point protruding forward of the west elevation or resulting in harm to the simple character of the property viewed across the open agricultural land from the rear.

The existing west elevation is simple in appearance with only three small windows at first floor level and no extensions or protrusions. The proposed two-storey extension, protruding 3 metres forward of this elevation, forms a large extension, which complicates and detracts from it's simple character.

The prominent gabled extension would break the current simple form and unbroken roof, disrupting the linear uniformity of the property and dominating the west elevation. This is exacerbated by the use of large windows, which appear out of character with the small scale traditional fenestration on the west side.

As such, the extension appears as an incongruous addition, bulky and dominating to the simple form of the west elevation, to the detriment of the appearance of the building and the rural character of the surrounding landscape.

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

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