

48/09/0018

MR & MRS R PAUL

**ERECTION OF A TWO STOREY EXTENSION TO REPLACE SINGLE STOREY EXTENSION (RE-SUBMISSION OF 48/08/0066) AT SIDE OF ANNANDALE, WEST MONKTON**

326166.128411

Full Planning Permission

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**PROPOSAL**

Annandale is a cream render and tile bungalow, set in a large plot on a sloping site, amongst a mix of size and style properties. The property is accessed by a private drive, which also serves two other properties and lies within the West Monkton Conservation Area. The bungalow has been previously extended to appear as a single storey extension on the north elevation and two storeys on the south elevation, with the lower storey being dug down into the site. The first floor of that extension lies on a similar level to that of the main bungalow.

An application for a two storey extension to replace a single storey extension, incorporating a gabled dormer on the front and rear was refused in December 2008 as it was considered an incongruous addition, which dominated the bungalow, adversely impacting upon it's character and failing to preserve the character and appearance of the surrounding Conservation Area.

This application is now a revised scheme, which has removed the gabled dormer on the front (north) of the property and instead proposes a lower eaves level and two rooflights. On the rear (south) elevation, the eaves and ridge level have been lowered slightly and the first floor fenestration amended to be more in keeping with the rest of the property. The proposal seeks to enlarge two bedrooms at ground floor level and provide an en-suite bedroom above.

**CONSULTATION AND REPRESENTATION RESPONSES**

**Consultees**

*SOMERSET COUNTY COUNCIL - TRANSPORT DEVELOPMENT GROUP* - No observations

*WEST MONKTON PARISH COUNCIL* - Strongly supports – The proposal positively impacts on the bungalow by balancing the design of the building. It is a suitable development for the Conservation Area and in keeping with the other properties.

*Conservation Officer* - No observations

*Somerset County Council - Development Control Archaeologist* - No objections

## **Representations**

Two letters stating no objection received from occupiers of Tresco and The Lodge:

- The extension it is proposed to demolish is made of poor materials and almost unskilled labour.
- To raise the ridge level will improve the skyline and cause no visual material change.
- The premises will remain an attractive bungalow.
- The property is not one of character, not visible from the road, not overlooked by others and will not affect the Conservation Area.

Three letters of support from the occupiers of Tanfield Cottage, 3 Monkton Heights and Oak End:

- The proposed extension barely extends beyond the perimeter of the existing building whilst adding an element of symmetry to the south elevation.
- Proposal dramatically improves outside appearance of property, adding balance to the east side. It would be pleasing to the eye and is not at all detrimental to the character of the Conservation Area.

One letter received from the occupier of The Stables making comment:

- Proposal will have minimal impact on surroundings, compared to adjacent development.
- Plans appear in keeping with existing style of property, giving it a more balanced appearance.
- Hidden behind high stone walls, this small enhancement to a family property will have little effect when viewed from my aspect across the road.

One letter of concern received from the occupier of Nigella due to the overlooking of a very private semi-walled garden, which is currently unaffected by that property.

## **PLANNING POLICIES**

S1 - TDBCLP - General Requirements,

S2 - TDBCLP - Design,

H17 - TDBCLP - Extensions to Dwellings,

EN14 - TDBCLP - Conservation Areas,

EN23 - TDBCLP - Areas of High Archaeological Potential,

## **DETERMINING ISSUES AND CONSIDERATIONS**

Whilst the bungalow has been previously extended with a two storey element, the upper floor linked in well with the floor level of the main bungalow, with the lower floor being dug down into the ground below. The previous extension was designed with the eaves lying on a similar level to the eaves of the bungalow. The property therefore retained its traditional character as a bungalow, which contributed to the appearance of the surrounding Conservation Area.

The two-storey extension now proposed, is set on a higher ground level than the previous extension. Although the design has been revised, the proposed eaves on the rear elevation would still be 600mm above the eaves of the bungalow, which introduces a further eaves level and two more further window levels, that do not relate to any fenestration levels in the existing bungalow. As a result, the extension appears

awkward. Whilst the gabled dormer on the front elevation has been removed, as it is proposed to make the extension wider than the depth of the existing dwelling, this has resulted in the eaves level being lower, which does not relate well to the existing bungalow or appear subordinate.

The proposed extension by means of the protruding lower eaves level on the front elevation and large gable element with high eaves level and awkward window heights on the rear elevation would appear as an incongruous addition that would dominate and detract from the character of the existing bungalow and fail to preserve the character of the surrounding Conservation Area.

## **RECOMMENDATION AND REASON(S)**

Recommended Decision: Refusal

The proposed extension, by virtue of its size, scale, positioning and design, appears as an incongruous addition, which dominates the bungalow, to the detriment of the form and character of the existing dwelling and fails to preserve the character and appearance of the surrounding Conservation Area. As such, the proposal is contrary to policies S1 (General Requirements), S2 (Design), H17 (Extensions to Dwellings) and EN14 (Conservation Areas) of the Taunton Deane Local Plan.

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

Notes for compliance

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.**

**CONTACT OFFICER: Miss K Purchase Tel: 01823 356468**