

25/15/0018

MR & MRS HICKS

**ERECTION OF TWO STOREY EXTENSION TO SIDE OF PEN ELM HOUSE,
NORTON FITZWARREN**

Location: PEN ELM HOUSE, MINEHEAD ROAD, NORTON FITZWARREN,
TAUNTON, TA2 6PD

Grid Reference: 319690.126837

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:

(A4) Location plan

(A4) Block plan

(A1) DrNo 9556 B Proposed elevations

(A2) Dr No 9556 GF Plan A Existing and proposed ground floor plans

(A2) DrNo 9556 FF Plan A Existing and proposed first floor plans

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

3. The materials to be used in the construction of the roof and the brick surfaces of the extension hereby permitted shall match those used in the existing building unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development does not harm the character and appearance of the building and surrounding area in accordance with Policy DM1 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.
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over the adjoining property.

PROPOSAL

The proposal is to remove the existing extension to the east of the main dwellinghouse and to replace it with a new two-storey extension. It is thought by the applicants that the existing extension was originally a cart shed in the late 19th Century, could more recently have been used as a garage with the installed concrete lintel and garage door. It is currently used for storage, and tends to be treated as separate from the main house due to it being difficult to access internally. It is 5.8 metres at its highest point, 4 metres wide and 8.5 metres long. It has a brick front (south) elevation with a single window above the garage door and a swirling brick feature on the top, which hides the roof. It has a rendered side (east) elevation and rendered rear (north) elevation. There are steps to the rear which enable the extension to be accessed from a rear door which is half in the wall and half in the hipped roof. The rear elevation is a mixture of rubble (with possibly some cob) and links in with the materials of the rear elevation of the main dwellinghouse which has a sloping ground level. The roof is a shallow pitch of slate with a rooflight. The size of the current extension is 66.4 square metres.

The proposed extension is for a contemporary garden room with a balcony on the first floor on the east elevation. Originally, there were concerns that the extension was not subservient to the main dwelling; amendments were therefore sought to address this issue and amended plans were received which has overcome the concerns. The extension will be 7.3 metres high compared to the main dwelling which is 8.1 metres high. It will be 5 metres wide and 7.5 metres long making it 75 square metres over two floors (and approximately 9 square metres larger than the existing extension).

The main dwelling house is brick on the front elevation and has white timber sash windows on the first floor of the front elevation and dark timber French door-style windows on the ground floor of the front elevation with a timber glazed porch with pitched roof. The main roof and small roof over the ground floor are slate. The rear elevation has dark timber casement windows and a brick porch with a tiled roof and a glazed door. There is a roof light in the rear elevation. The house is connected on the west elevation with a row of adjoining cottages.

The proposed extension will have a slate roof to match that of the main dwelling. The barge boards will be oak. The front (south) elevation will have a brick 'base' to match the existing dwelling with a row of five oak timber windows at ground floor level and an oak fascia. At first floor level it is proposed to have larch cladding with

three oak timber windows. The east elevation will again have a brick base. It will also have a wall of 'fenestration' - there will be windows along the elevation including French doors and floor to ceiling panes. An oak fascia will again separate the floor levels, above which there will be larch cladding and a row of glass windows including French doors leading onto an oak balcony, and floor to ceiling panes to match the ones below. The gable end will have glass panes in the gable.

The rear (north) elevation will link into the existing rear elevation of the house with a rubble rendered base with two panes of glass at ground level, above which there will be an oak fascia, floor to ceiling panes of glass and a fenestrated gable, which matches the style of that in the east elevation.

SITE DESCRIPTION AND HISTORY

Pen Elm House is situated directly off the A358 at Pen Elm Hill. It has a large garden to the east with an assortment of outbuildings and land to the east that stretches as far as Langford Lane. To the rear there are mature trees and agricultural buildings. To the west there is an adjoining terrace of four cottages. There is a parking area to the front and a border of mature trees which help to screen the house and grounds from the road.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

NORTON FITZWARREN PARISH COUNCIL - OBJECTS

The Parish Council wish to object to this application on the following grounds:

- The extension is not in keeping with the rest of the building and terrace of cottages which are estimated to be 200 years old.
- The proposed materials for the roof do not match the front of the property which is roofed with stone.
- The section of the property which it is proposed to be demolished to make way for this extension is a 200 year old coach house.
- It is not subservient to the rest of the building, by its design it is radically different.

Representations

Cllr J Adkins (Ward Member) - objects to this proposal and makes the following comments:

- The 'structure' to be demolished is in fact a 200 year old Coach House of 2 storeys, the ground floor having been used mainly for storage and the upper being an annexe to the main dwelling comprising living space with a kitchen and shower room.
- On the application form Q.10 has been answered incorrectly, as the property is highly visible from the A358 and also from the elevated public footpath opposite running from Courtlands towards Norton Manor Camp at approximately first floor

level.

- The proposed garden room is actually larger and higher than the existing Coach House and I therefore question the assertion that it is subservient to the main dwelling.
- The proposed front elevation is radically different from the existing and is not in keeping with the main house or the adjoining properties.
- The proposed materials are inappropriate. The existing structure is brick fronted with a small window and wooden coach doors. This proposal is timber-framed with large windows of a style not in keeping with others on the front elevation and wood cladding, which is not a feature of this terrace of properties.
- The roof line and materials would be radically different from the existing dwelling.

Two letters of OBJECTION, raising the following comments:

The design, size and style on the front elevation is not consistent with any other dwellings in the vicinity and does not respond to local character and history, or reflect the identity of local surroundings and therefore is detrimental to the street scene. I feel this is contrary to the Taunton Deane Core strategy and the NPPF and cannot see any benefits which outweigh the harm caused.

1 letter of SUPPORT stating that they have no objection to the proposals.

PLANNING POLICIES

EN12 - TDBCLP - Landscape Character Areas,
DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,
H17 - TDBCLP - Extensions to Dwellings,

LOCAL FINANCE CONSIDERATIONS

The proposal is not liable to CIL.

DETERMINING ISSUES AND CONSIDERATIONS

The proposed contemporary extension will not be similar in appearance to the main dwelling with its walls of glass and wooden cladding. However, the roof will be in the same material and the pitch will be in keeping with the existing pitched roof of the dwellinghouse and the element of brick in the front elevation will match the existing dwellinghouse. It will be approximately 1.5 metres higher than the existing extension but it will be set back by 0.5 metres to the eaves and 0.8 metres to the front of the extension, and will be lower in height than the main dwelling so will be subservient to it. In addition, when viewed from the front, the proposed extension on the east elevation will introduce a form of symmetry with the terrace of dwellings attached and set back to the west elevation of the house.

The extension to be demolished, although about 150 years old, does not have any particular historical value as it has been amended through the years and due to the internal arrangement within the dwellinghouse it is not easy to access and use the upper floor.

The proposed extension will be built in traditional materials and will add a modern,

light and individual feel to a tired property which already comprises an assortment of materials and additions, particularly at the rear.

There are no overlooking issues as the proposed extension will not be clearly seen by neighbours or land-users, and due to the mature trees surrounding the site it will be screened from immediate view.

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

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