

51/10/0002

HOOPERS ELM FARM LTD

RENOVATION OF AND ERECTION OF PART TWO STOREY/PART SINGLE STOREY EXTENSION TO REAR AND PORCH TO FRONT AT HOOPERS COTTAGE, HOOPERS LANE, BURROWBRIDGE (AS AMENDED)

334948.132066

Full Planning Permission

PROPOSAL

Hoopers Cottage lies in a remote countryside location to the north west of Burrowbridge, opposite Hoopers Elm Farm. The property fronts Hoopers Lane and to the rear are farm buildings. The existing dwelling is a small grey render (brick and stone to the rear elevation) and tile cottage in a poor state of repair. It is understood, from the applicant, to have last been lived in approximately 18 months ago. The site lies within Flood Zone 3 (High Risk Area).

This application as submitted sought permission for a thatched porch to the front and a part two storey/part single storey asymmetric rear extension. The application initially also included a single storey extension to the side. Following concerns raised by the case officer, the single storey side extension has been removed and the thatched porch to the front has been reduced in size. The rear extension has been amended to a two storey extension on a lower ridge level, with a lean to single storey extension. The resulting property will have an enlarged living room, dining room, kitchen and WC at ground floor with two bedrooms and a bathroom above.

This application comes before the planning committee as the agent is related to a member of staff.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No observations

BURROWBRIDGE PARISH COUNCIL - Strongly supports as the dwelling is so small that it is not viable unless extended. Proposed accommodation for employee of dairy farm.

WESSEX WATER - There are water mains within the vicinity of the proposal. It will be necessary for the developer to agree a point of connection onto the system for water supply. Council should be satisfied with arrangements for foul and surface water disposal. Suggests note to applicant regarding uncharted sewers or water mains.

DRAINAGE ENGINEER - Requests conditions/notes regarding soakaways and septic tank drainage.

Representations

None received

PLANNING POLICIES

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

DETERMINING ISSUES AND CONSIDERATIONS

The porch, as amended, is considered to be of an appropriate scale, which does not detract from the front elevation of the property. There were initially concerns regarding the dominating impact of the large asymmetric rear extension. Following the amendments, the two storey element lies on a lower ridge level and therefore appears subservient. The roof design is designed to match the existing dwelling, as is the majority of fenestration. Whilst large glazed doors are proposed at ground floor level, this is not considered to result in harm to the appearance of the dwelling. The single storey element is now set down with a separate roof and stepped in from the rear and side. As such, the proposed rear extensions are now considered much more sympathetic to the cottage and the traditional character is retained.

The proposed extensions are some distance away from neighbouring properties and will have no impact upon residential amenities.

The application is accompanied by a Flood Risk Assessment which states that the floor level will be raised by a minimum of 100mm.

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

The proposed extensions are considered to be of a size and scale sympathetic to the existing cottage. The traditional character of the property will be maintained and there will no adverse impact on the appearance of the surrounding area. The neighbouring properties are a sufficient distance to avoid any impact upon their residential amenities and there will be no harm to highway safety. As such, the proposal is in accordance with policies S1 (General Requirements), S2 (Design), EN12 (Landscape Character) and H17 (Extensions to Dwellings) of the Taunton Deane Local Plan.

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:

(A2) Dr No C4636/001 Existing Floor Plans & Elevations

(A3) Site Location Plan

(A2) DrNo C4636/101B Proposed Elevations & Floor Plans - Revised proposal

3. Reason: For the avoidance of doubt and in the interests of proper planning. The materials to be used in the construction of the external 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 protect the character and appearance of the existing building in accordance with Policy S2 of the Taunton Deane Local Plan.

Notes for compliance

1. Please be aware that the proposed extension falls within a flood zone and therefore floor levels within the proposed development should be set no lower than existing levels and appropriate flood proofing should be incorporated. Further advice can be obtained from the documents, "Preparing for Floods" which can be found at <http://www.planningportal.gov.uk/uploads/odpm/4000000009282.pdf>
2. Note to applicant at the request of Wessex Water:
The developer should be aware of the importance of checking with Wessex Water to ascertain whether there may be any uncharted sewers or water mains within (or very near to) the site. If any such apparatus exists, applicants should plot the exact position on the design site layout to assess the implications. Please note that the grant of planning permission does not, where apparatus will be affected, change Wessex Water's ability to seek agreement as to the carrying out of diversionary and/or conditioned protection works at the applicant's expense or, in default of such agreement, the right to prevent the carrying out of any such development proposals as may affect it's apparatus.
3. Note to applicant at request of Council's Drainage Officer:
 - Soakaways should be constructed in accordance with British Research Digest 365 (September 1991).
 - With reference to the septic tank drainage, percolation tests should be carried out to ascertain the required lengths of sub-surface irrigation drainage.
 - Consent to discharge to an underground strata should be obtained from the Environment Agency.

In preparing this report the Planning Officer has considered fully the

implications and requirements of the Human Rights Act 1988.

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