

14/2002/010

MR & MRS N ROBERTSON

ERECTION OF AN EXTENSION TO THE REAR OF IONA, BULL STREET, CREECH ST MICHAEL TO FORM A GRANNY ANNEXE AS AMPLIFIED BY AGENTS LETTER DATED 7TH MAY, 2002

27680/25210

FULL PERMISSION

PROPOSAL

The proposal is to erect a rear extension to a bungalow to provide an annexe. The annexe is attached to the existing dwelling and measures 9.4 m x 4.3 m and has a ridge height of 5.1 m (which is significantly lower than the existing bungalow). The annexe comprises a hall, kitchen, lounge/dining room and w.c., but does not contain any additional sleeping accommodation. According to the agent there will be no additional persons living on the site. The rendered walls and roof tiles, will match the existing dwelling. In May 2001 an application for the erection of a dwelling on neighbouring land was refused by the Planning Committee for the following reasons:- the site is within the floodplain where development should be avoided; any tipping on site to raise levels would interfere with flood flow levels and occupy flood storage; access to the site would be lost during flood events and this would place additional burdens on the emergency services.

CONSULTATIONS AND REPRESENTATIONS

ENVIRONMENT AGENCY objects on the following grounds:- the site is within the flood plain of the River Tone within an area at risk from flooding. Local Authorities should use their powers to guide development away from such areas. The entire site and surrounding area are within the flood plain and the area has limited protection. The Agency is reassessing estimates of flood levels, which are likely to increase. Access to the site will be lost during flood events. Given if the floor level of the extension is at the same level as the existing dwelling it is still at risk from flooding. Flood storage volumes will be removed and the walls of the structure will form an impediment to flood flows. The development would place burdens on the emergency services during flood events. If the objection can be overcome informatives should be placed on any consent regarding the landfill site within 250 m of the proposal.

PARISH COUNCIL supports the application.

5 LETTERS OF OBJECTION have been received on the following grounds:- there is an electricity cable under the site which serves a number of properties; power supply should be put overhead before works start; the site is within the flood plain of the River Tone and the proposal could adversely affect the water adsorption capabilities of the ground; increased run-off will increase risk of flooding; there is an underground drain on the site which links the drain gully in Bull Street with the ditch at the back of our

property; floodwater in Bull Street flows through this system, which is not piped; the proposal may affect this drain and increase our vulnerability to flooding and exacerbate the problem in the area; the garden to the rear of Iona regularly floods; water will have to go somewhere and will put other properties at risk; we are surprised by the proposed plans, the integration of the proposal into the existing building seems to have been overlooked resulting in an ugly roofline; it would be better to make use of the space above the existing garage to extend the property which would not harm water absorption or be such an eyesore; the proposed development would be at risk of flooding and unacceptably increase the risk of flooding to the area; raising the levels of the site to avoid flooding would interfere with flood flow levels and occupy flood storage contrary to the advice in PPG25; when the River Tone is in flood the drains in the road overflow and water is unable to drain away; the extension will take up flood storage and increase the risk of flooding; the proposal would create an unacceptable high roofline which would obscure our views and create a shadow over our garden; it will block out natural sunlight and reduce the ability for the land to dry out thus increasing the risk of more saturated land and the risk of flooding; the entrance door will overlook our property and will be an intrusion and cause a loss of privacy.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policy H20 (ancillary accommodation) the proposal is considered to meet the requirements of the policy, the annexe maintains a close functional relationship with the main dwelling, does not harm the residential amenity of other dwellings and is subservient in scale and design Policies EN30 and EN31 list the matters that must be considered in determining application which are on land liable to flood and where development may increase the risk of flooding.

ASSESSMENT

The proposal is more akin to an extension than an annexe, as it does not provide additional sleeping accommodation and there will be no additional persons living on the site. An application for a dwelling on neighbouring land was refused on flooding grounds, however, the relevant considerations in determining the current application are considered to be significantly different due to the differing nature of the proposals. The floor level of the new extension will be constructed level with the existing dwelling, which is 600 mm above natural ground level. The floor will be suspended limiting the loss of flood storage capacity and enabling water to flow without additional impediment, other than the piers constructed to support the building. This construction method is considered to overcome many of the concerns raised. The occupants of the bungalow are aware that the site floods and will not be at any greater risk of flooding should the proposal go ahead. While there will be some loss of flood storage, a refusal would set a precedent for no extensions to buildings within the flood plain. This is considered to be over restrictive. The annexe maintains a close functional relationship with the bungalow, is of an appropriate design and it is not considered that it will have a significantly detrimental impact on neighbouring amenity to warrant refusal. It is not considered that the proposal will lead to an unreasonable level of overlooking, loss of privacy or loss of view. Many of the other matters raised are not planning considerations, however, advisory notes are recommended regarding the electricity cable and drain which cross the site. For these reasons the application is considered to be acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of materials, annexe to be used solely in connection with use of house as a single family dwelling and link to be maintained between annexe and dwelling. Notes re drainage, site liable to flooding, landfill site, electricity cable and drain crossing site.

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

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NOTES: