

34/17/0008

MR & MRS S DERIK

Erection of first floor rear extension and replacing the existing flat roof canopy to the front (west) elevation with a sloping monopitched roof at 6 Stoneleigh Close, Taunton

Location: 6 STONELEIGH CLOSE, STAPLEGROVE, TAUNTON, TA2 6ET

Grid Reference: 321269.126606

Full Planning Permission

Recommendation

Recommended decision: Conditional Approval

Recommended Conditions (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) Site Plan

(A3) Revised Plans & Elevations received on 18 April 2017.

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

3. 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 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.

4. There shall be no alteration or additional windows in the east, north or south elevations without the further grant of planning permission.

Reason: To ensure the privacy of the neighbouring properties in accordance with retained Policy H17(A) of the Taunton Deane Local Plan.

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

It is proposed to erect a first floor extension on the existing flat roof single storey extension to the rear (east) elevation in order to extend the master bedroom and add an ensuite . This will be 3.5 metres long and 3.3 metres wide. Originally it was to be 6 metres high to the hipped roof and 5.2 metres to the eaves which would link in with the existing eaves level of the dwellinghouse. However, the Officer expressed concern regarding the consequent loss of sunlight this would cause to the neighbour to the north, no. 4. Approximately 3 to 4 hours of light would be lost in the afternoon from Spring to Autumn and longer in the Winter months. A suggestion was made to continue the existing roofline out over the flat roof with a rear dormer, possibly with a flat roof.

An amended plan was submitted to continue the roofline of the existing dwelling house to slope downwards by about 4.5 metres in length, which would result in the first floor extension having a maximum height of 2.5 metres from the single storey extension and a height of 5.4 metres from ground level. The minimum height and eaves height of the extension would be 3.8 metres, an increase of 0.8 metres in height of the existing flat roof extension. Instead of the proposed first floor window facing to the east a velux rooflight would be inserted in the roof slope. Materials would be matching, ie, brick with Double Roman Concrete tiles and upvc fenestration.

It is also proposed to change the existing flat roof canopy to the front (west) elevation over the garage, front door and oriel window to a sloping monopitched roof in Double Roman concrete tiles to match the roof canopies of the neighbouring properties.

Site Description

6 Stoneleigh Close is a detached red brick dwelling with a dual-pitched concrete tiled roof.

Relevant Planning History

None.

Consultation Responses

STAPLEGROVE PARISH COUNCIL - comments on the original plans: 'While we

do support the points made in the letter sent from the occupiers of No. 4 Stoneleigh Close we do not feel we have any cause to object.'

Comments on the amended plans: 'While a concession has been made by the applicant in the shape of the proposed new room on the first floor it is unlikely to have significantly improved the situation regarding the loss of light for the neighbouring property. Having taken into account the strength of feeling of local residents and the serious concern that a precedent would be set, which could permit others to plan similar extensions, the Parish Council does now object to this planning application.'

Representations Received

Five objections were received on the original plans, as follows:

- The existing single storey extension is 0.8 metres from the boundary with no. 6.
- This proposal will contravene Policy D5 as it will affect neighbouring amenities.
- Ample space within the house to allow a reconfiguration for an en-suite bathroom.
- The proposal will block light to the house and garden at no. 4 and impose on their view.
- It will set an unwelcome precedent.
- Not in keeping with design and style of the houses in Stoneleigh Close.
- Only one other first floor extension in Stoneleigh Close (no. 2) and this is on a corner plot which does not adversely affect anyone.
- It will spoil the view from my garden.
- Loss of privacy from the proposed first floor rear window.
- The extension would be visually intrusive.
- The trees in no. 6 Stoneleigh Close provide privacy but this would be lost if they were removed and would change my outlook.
- Light will be blocked to three habitable rooms in our property and to the garden.
- Extension would be overbearing and dominate the rear of our property.

Four objections were received on the amended plans, as follows:

- The reduced size of the extension will still be a blot on the landscape.
- The amended proposal will still have an over-bearing effect on our property
- It will still be intrusive when viewed from our rear windows and our external amenity areas.
- The proposed build lies directly in the arc of the sun and due to its close proximity to us it would still have an overshadowing impact on the outlook from our windows and reduce daylight levels within and outside our property.
- Reduced light has a negative impact on health and well-being, particularly in Winter.
- If approved what is to prevent the applicants from simply reverting to their original plan to build a two-storey extension with a pitched roof?
- The proposed extension will still block out light and the rooflight will look into my house and window and reduce my privacy.
- This will cause harm to residential amenity.
- No. 4 could be potentially devalued.

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for Taunton Deane comprises the Taunton Deane Core Strategy (2012), the Taunton Site Allocations and Development Management Plan (2016), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below.

DM1 - General requirements,
D5 - Extensions to dwellings,

This takes into account the recent adoption of the SADMP.

Local finance considerations

Community Infrastructure Levy

This proposal is not liable for CIL.

Determining issues and considerations

The determining issues are the affect on the amenities of neighbours, the appearance of the dwelling and the street scene.

Amenities of neighbours

The neighbours to the north (no. 4) will be affected as the proposed extension will be 0.8 metres from the boundary between the two properties. The increase in height of the west (side) elevation will cause them some overshadowing and loss of light. With the original plans this would have been 3 to 4 hours in the afternoon from Spring to Autumn and longer in the Winter. The revised plans, however, will reduce this to a maximum of about 2 hours in the middle of the day all-year around, which is not considered significant enough to warrant a refusal, particularly taking into account the potentially worse outcome of a two-storey extension which could be built under permitted development guidelines.

The elevation facing no. 4 will rise by a maximum of 2.5 metres and then taper down to a height of 3.8 metres within length of 3.5 metres.. This is considered to be an improvement on the original scheme which would have created a wall of 6 metres in height for the whole 3.5 metres in length. There will still be an element of overbearing, but this is considered to be marginal as the rest of the garden will remain open.

The extension is approximately 5 metres from the boundary with no. 8 and there is a fence of about 2 metres between the dwellings. Due to this distance, the sloping nature of the extension and the lack of proposed windows on the southern elevation, it is considered that there will be little impact on the amenities of no. 8.

To the rear of no. 6 there is a hedge about 3.6 metres high and it is intended that this hedge will be retained. With the hedge in place and a distance of approximately 20 metres between the proposed development and the dwelling to the rear it is not considered that there will be any overlooking from the proposed rooflight.

Appearance of the dwelling and the street scene

The dwelling with its current flat roof extension is not particularly attractive from the rear. It is considered that the sloping monopitch roof from the ridge line of the main dwelling will not adversely affect the appearance of the property. Indeed the change of roof pitch from a flat canopy to a sloping monopitch roof at the front of the dwelling will enhance the dwelling and is welcomed. It will bring it in line with its neighbours and add consistency to the street scene.

Concern has been expressed that such an extension could create a precedent for future such first floor rear extensions. However, it is not considered that this proposal would set a precedent for other such proposals, which would in any event be considered on their own merits.

It is therefore considered that the proposed development is acceptable and in accordance with policies DM1 of the Taunton Deane Core Strategy and policy D5 of Taunton Site Allocations and Development Management Plan and is recommended for conditional approval.

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

Contact Officer: Mrs S Wilsher