

35/2006/020

**MR M PROSSER**

**PROPOSED ALTERATIONS AND EXTENSION (REVISED DESIGN TO APPLICATION 35/2006/014) AT BELLA VISTA, CHURCH LANE, STAWLEY, WELLINGTON**

306101/122667

FULL

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## **PROPOSAL**

Members may recall a previous application (35/2006/014) for an extension and alterations to 'Bella Vista' was put before Committee as a miscellaneous item on the 2nd October, 2006. The application due to an administrative error was approved and issued as a Chair decision rather than as a Committee Item. Members subsequently endorsed the decision at the planning committee. A revised application has now been submitted which seeks the following modifications to the approved scheme. The installation of a pair of french doors to the rear elevation in place of standard fenestration; the installation of an additional chimney and a new enclosed porch to the front elevation.

## **CONSULTATIONS AND REPRESENTATIONS**

LANDSCAPE OFFICER no new landscape issues. CONSERVATION OFFICER no objections.

PARISH COUNCIL you have already admitted an error in granting permission for application 35/2006/014 – to which this Council strongly objected. They therefore obviously object to any amendment. Little merit in alterations, the porch makes it even bigger, false chimney is a sham, rear French doors add to the sad architecture. Question 6 is incomplete.

## **POLICY CONTEXT**

RPG10 (Regional Planning Guidance for the South West), 2001

PPS1 (Delivering Sustainable Development), PPS3 (Housing), PPS7 (Sustainable Development in Rural Areas).

Somerset & Exmoor National Park Joint Structure Plan Review Policies STR1 (Sustainable Development), STR6 (Development Outside Rural Centres & Villages) and Policy 5 (Landscape Officer).

Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design), H17 (Extensions to Dwellings) and EN12 (Landscape Character Area).

## **ASSESSMENT**

The existing bungalow is of little architectural merit and of non-traditional form, with two storey dwellings and traditional farm houses more representative of the locality. In September 2006 permission was granted to extend and alter the bungalow. The proposed design, scale and appearance were considered to be acceptable and proportionate to the size of the plot and as such did not conflict with the development plan.

In assessing the proposed modifications to the approved scheme (35/2006/014) Policy H17 of the Local Plan permits residential extensions provided inter alia they do not harm the form and character of the dwelling and are subservient to it in scale and design. The objections of the Parish Council are noted; however, it should be clarified that the error to which the Parish refer in granting permission relates to an administrative error as detailed earlier in the report. However, the planning merits of the application were fully addressed and evaluated during the determination of the application. Despite the objections of the Parish Council to the proposed amendments it is considered the works are relatively low key and would have no significant impact upon the character or appearance of the building or the wider locality. The Conservation Officer has raised no objections to the development in response to previous concerns raised by residents and the Parish Council on the setting of the Church.

In terms of amenity it is considered that the proposed modifications would have no impact upon the amenity of adjoining residents.

To conclude, it is considered the proposed alterations would not harm the character or appearance of the dwelling or the surrounding area and would have no adverse impact upon the residential amenity of adjoining occupiers. As such it is recommended the application be approved.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of time limit, details of materials, garage to be used for parking of vehicles, landscaping scheme. Note re landscaping scheme.

**REASON(S) FOR RECOMMENDATION:** - The proposal is considered not to have a detrimental impact upon visual or residential amenity and is therefore considered acceptable and, accordingly, does not conflict with Taunton Deane Local Plan Policies S1, S2, EN12 and H17 and Somerset & Exmoor National Park Joint Structure Plan Review Policy STR1.

**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: