

## **PLANNING COMMITTEE – 27 SEPTEMBER, 2006**

### **Report of the Development Control Manager**

#### **MISCELLANEOUS ITEM**

#### **35/2006/014 ERECTION OF TWO STOREY EXTENSION AT BELLA VISTA, STAWLEY**

This application was received by the Council on the 26 July, 2006. The approval certificate was issued as a Chair approval on the 15 September, 2006. However, due to the number of representations received and the contrary recommendation of the Parish Council the application should have been referred to Planning Committee for a decision to be made. Due to an administrative error the application was cleared as a Chair decision. A copy of the Report to the Chair is attached to this Report.

Seven letters of objection were received, of which six were not noted within the officer report. However, the relevant planning issues of the case were fully explored and addressed in the determination of the application. In addition reference is made to the impact of the proposal on the setting of Stanley Church. However, it is considered that by reason of the separation distances between the application site and the church the proposed works would not harm the setting of the Church.

PARISH COUNCIL object to the proposal as quite inappropriate for this location, much too tall and overstretched, would become 'mansion-like' compared with the adjoining bungalow, and entirely out of keeping with the area of Stawley Church.

In addition two letters of support were received:- the proposal would enhance the character of the property; young family moving into the area would help local amenities; no adverse impact upon the church; proposal would be in keeping.

The agent also submitted a letter in response to the objections received as follows:-

- (i) The proposal is an extension of an existing property and not a replacement dwelling.
- (ii) The proposed scheme has been designed where possible to replicate the features of the existing building that includes external finishes that enable the proposed extension to integrate with its surroundings.
- (iii) The scale and height of the proposed extension have been reduced by including a split level at the western end of the site.
- (iv) The scheme has been designed in accordance with the pre-application advice.
- (v) The Scheme should be considered under its own merit rather than compared to any other applications that have been previously refused.
- (vi) It is believed that there was a two storey dwelling on the site prior to the current bungalow that is proposed to be extended.
- (vii) Concern has been raised over the proposed use of the garage. It has been confirmed by our client that the garage will be used as a garage and nothing else.

- (viii) Where possible all existing trees are to remain with only minor changes to the existing landscaping as required to enable construction of the proposed extension.
- (x) Our client has concerns that although a response has been received from the Stawley Parish Council the next scheduled meeting is 18 September, 2006, therefore questions if the response has come from an individual rather than the Council as a whole.

### **RECOMMENDATION**

Members are recommended to endorse the decision made in consultation with the Chair.

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

**CONTACT OFFICER: Mr A Pick Tel. 356586**

## **APPENDIX**

35/2006/014

MR M PROSSER

### **ERECTION OF TWO STOREY EXTENSION AT BELLA VISTA, STAWLEY, WELLINGTON**

306101/122667

FULL

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## **PROPOSAL**

The application site consists of a modest bungalow set within its own large curtilage. The dwelling is accessed from an unclassified road which provides access to St Michaels Church. The site is rural in character and setting.

Permission is sought for the erection of a two storey side extension and alterations to the existing dwelling. The submission includes infilling between the existing property and the detached garage. The existing side elevation of the garage, forming an integral garage, would be extended 0.3 m towards the boundary. The existing ridge line of the dwelling would be increased from 5.4 m to 7.2 m. The proposed alterations would also incorporate dormer windows to the front and rear.

In addition it is proposed to erect a two storey extension, which would be partially dug in. The two storey element would continue the ridge line of the proposed alterations to the main section of the property. The extension would feature a full gable to the front and rear and would project 0.5 m beyond the front and rear building line. A balcony is proposed on the rear elevation furthest away from the boundary with the adjoining property.

## **CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) the use of the garage hereby permitted shall not be used other than the parking of domestic vehicles and not further ancillary residential accommodation. COUNTY ARCHAEOLOGIST no objections.

LANDSCAPE OFFICER subject to additional tree planting to the north it should be possible to integrate the proposals into the local landscape.

ONE LETTER OF OBJECTION has been received raising the following issues:- extension is too large, increasing the property three fold; impact on trees; drainage system could not cope; originally designed as retirement homes; out of character and too modern.

## **POLICY CONTEXT**

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

PPS1 (Delivering Sustainable Development).

PPS7 (Sustainable Development in Rural Areas) states inter alia that all development in rural areas should be well designed and inclusive, in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness.

Somerset & Exmoor Joint Structure Plan Review 1991-2011 - STR1 (Sustainable Development).

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

## **ASSESSMENT**

It is considered there are two pertinent issues for consideration in the determination of this application. The first is the effect of the proposed development on the character and appearance of the existing property and the wider area. The second is the implications of the proposal on the residential amenity of adjoining occupiers.

The site occupies a remote rural location dominated by open fields and woodland with sporadic residential dwelling and farm buildings.

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 proposal involves considerable alterations and extension to the property. Its size notwithstanding, it is considered that the proposed scheme represents a positive design. The proposed dormer windows would appear to be of a sympathetic scale and design and fit acceptably within the proposed roof slope. The proposed two storey gable extension would pick up on some of the architectural design of surrounding properties. The proposal would also appear proportionate to the size of the plot and the proposal is not considered the conflict with the development plan.

The existing bungalow is of little architectural merit and of non-traditional form in such a rural setting and the proposed overall design is considered to be a positive design solution. The surrounding properties include two storey dwellings and traditional farm houses. The adjacent property is a bungalow slightly elevated to the application site and as such the existing ridge is higher than the application dwelling. However, the proposed development would see the existing ridge of the host dwelling raised 1.9 m.

It is considered that the proposed scale and design of the extension and alterations to the property would not harm the character or appearance of the dwelling or wider area or conflict with the provisions of development plan policy. The use of matching materials will help to assimilate the development within the locality and secure a harmonious development.

It is considered that the proposed increase in ridge height (1.9 m) and the separation distances would have no unreasonable impact upon adjoining residents. The main

bulk of the extension is the two storey element which is situated on the far side of the dwelling in relation to the occupiers of the property known as 'Newlands'. The proposed balcony again is situated on the far side when viewed from the adjacent property and as such would not result in any direct overlooking as to harm the privacy of adjoining occupiers as to warrant a refusal on these grounds.

To conclude, it is considered the proposed extension would not harm the character or appearance of the dwelling and surrounding area or the residential amenity of adjoining occupiers and as such it is recommended the application be approved.

### **RECOMMENDATION**

Permission be GRANTED subject to conditions of time limit, materials, GDPO garages, landscaping. Note re contact Landscape Officer.

**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.**