

Application No:	3/39/20/014
Parish	Williton
Application Type	Full Planning Permission
Case Officer:	Sarah Wilsher
Grid Ref	Easting: 308072 Northing: 141359
Applicant	Mrs Nicki Maclean
Proposal	Erection of first floor extension over garage and associated alterations
Location	3 Dovetons Drive, Williton, Taunton, TA4 4ST

Recommendation

Recommended decision: Grant

Recommended Conditions

- 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:

(A3) DrNo 2154/200 Proposed Site Plans
(A1) DrNo 2154/201 Proposed Floor Plans
(A1) DrNo 2154/202 Proposed Elevations

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

Informative notes to applicant

- 1 In accordance with paragraph 38 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission.

Proposal

It is proposed to erect a first floor extension above the existing attached garage on the side elevation of the dwelling in order to create two bedrooms. As part of the works the existing porch behind the garage, will be removed and the ground floor will be extended to the rear so that the extension is flush with the existing rear wall. This extra floorspace, together with part of the garage, will provide an extension to the kitchen. The extension will be set back from the front face of the principal elevation. The extension will be painted render with a dual-pitched roof using concrete roof tiles to match the existing dwelling.

Site Description

No. 3 is a detached rendered dwelling under a concrete tiled dual-pitched roof with upvc fenestration. It is situated in a residential area of the village of Williton.

Relevant Planning History

3/39/02/027 - Proposed first floor extension (as amended by plans received 12/06/2002) - granted 25 July 2002. This permission is for a similar scheme which was not implemented and has since lapsed.

Consultation Responses

Williton Parish Council - On the understanding that the garage remains a viable size to accommodate the parking of a car then no objection would be raised.

Highways Development Control - Standing Advice.

Habitats Regulations Assessment

Not applicable.

Representations Received

None received.

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 the West Somerset planning area comprises the West Somerset Local Plan to 2032, retained saved policies of the West Somerset District Local Plan (2006) Somerset Minerals Local Plan (2015) and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below.

West Somerset Local Plan to 2032

SD1 Presumption in favour of sustainable development
BD/3 Conversions, Alterations and, Extensions

Retained saved policies of the West Somerset Local Plan (2006)

SD1 Presumption in favour of sustainable development
BD/3 Conversions, Alterations and, Extensions

Determining issues and considerations

The determining factors for consideration are the affect on the amenities of the neighbours, the appearance of the development and the impact on the street scene.

The first floor will face no. 5 to the north. There is a first floor window in the side elevation of no. 5, but as there are no windows proposed for the side of the new extension there will be no overlooking and as no. 5's garage sits between the proposed extension and the main body of the house at no. 5 there will be no impact in terms of overbearing or loss of light.

The extension will be lower than the roof of the main dwelling by about 0.1m and will be recessed from the front elevation. It will thus show subservience. It is in proportion and scale with the existing house and the design and materials will be in keeping.

The garage will be reduced in size in order to enlarge the kitchen, the useable space being about 3.4m wide at the widest point narrowing to about 2.1m and about 5.3m long. This does not meet the 3m wide and 6m long requirement laid down for a single garage in Highways Standing Advice. However, the applicant has stated that this will still be a sufficient space for their needs. The driveway gives existing space for the parking of two cars and there is space forward of the dwelling for a hardstanding to be formed in the future to replace the front lawn for the parking of

two further vehicles (which if it includes drainage provision would not require planning permission).

It is thus considered that retained policy T/8 which states that a dwelling requires two car parking spaces will be complied with. In terms of Highways Standing Advice, as the property will be changed from a 3-bed to a 4-bed dwelling this states that for four bedrooms there should be 3.5 parking spaces plus visitor parking (where half the parking is unallocated no visitor parking is required and where less than half of the parking is unallocated 0.2 spaces per dwelling). It is therefore considered that the availability of parking provision for four cars also complies with Highways Standing Advice. The off-road parking provision within the curtilage is therefore acceptable.

The proposed development is thus acceptable and in accordance with policy SD1 of the West Somerset Local Plan to 2032 and retained policies BD/3 and T/8 of the West Somerset District Local Plan (2006). It 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.



