

Application Details	
Application Reference Number:	3/21/22/044
Application Type:	Full Planning Permission
Earliest decision date:	30 May 2022
Expiry Date	23 June 2022
Decision Level	Planning Committee
Description:	Replacement of garage with erection of a single storey extension, erection of first floor extension to the rear and replacement of hip to gable with insertion of dormer to rear
Site Address:	64 Poundfield Road, Minehead, TA24 5ES
Parish:	21
Conservation Area:	No
Somerset Levels and Moors RAMSAR Catchment Area:	No
AONB:	No
Case Officer:	Sarah Wilsher
Agent:	Staddon Architectural Services
Applicant:	Mr & Mrs Lewington
Committee Date:	21 July 2022
Reason for reporting application to Committee	The applicant, Mrs Lewington, is a member of staff.

1. Recommendation

1.1 That planning permission be **GRANTED** subject to conditions.

2. Executive Summary of key reasons for recommendation

2.1 The proposal would not harm the form and character of dwelling, in proportion in terms of scale, design and materials.

2.2 The proposal would not harm the appearance and character of locality.

2.3 There would be no impact in respect of residential amenity

2.4 There would be no impact on parking provision.

2.5 Conditions would be put in place for biodiversity enhancement and informatives for protected species.

The proposal therefore complies with policies SD1, BD/3 and NH6 of the West Somerset Local Plan to 2032.

3. Planning Obligations and conditions and informatives

3.1 Conditions (bullet point only full text in appendix 1)

3.1.1 Standard time limit

- 3.1.2 Approved drawings
- 3.1.3 Materials
- 3.1.4 Biodiversity enhancement

3.2 Informatives (bullet point only)

- 3.2.1 Proactive Statement
- 3.2.2 Bat informative
- 3.2.3 Nesting bird informative

4. Proposed development, site and surroundings

4.1 Details of proposal

It is proposed to erect a first floor extension above the existing lean-to kitchen on the rear elevation to form a larger third bedroom with ensuite. This will be rendered under a dual-pitched clay tiled roof and have a ridge height of about 6.46m with eaves linking with the existing.

It is also proposed to remove the existing detached garage and erect a flat roofed single storey side extension with a lantern rooflight. This will be about 4.15m at the widest point with a length of about 6.05m. The height to the ridge will be about 3.11m from ground level, and with the rooflight will be about 3.51m from ground level. It will be used mainly as a family room plus a utility area linking through to the existing kitchen. This will be rendered to match the dwelling with a flat fibreglass roof.

In addition, it is proposed to replace the existing hipped roof with a gable roof, and to erect a gable roof dormer on the rear elevation, in order to provide the necessary head height for a fully useable loft conversion with a full internal staircase thereto. The dormer will be plain clay tiled and rendered to match the dwelling. It is considered that these works are permitted development, and as such will not be assessed within this report.

4.2 Sites and surroundings

No. 64 is a semi-detached rendered dwelling under a plain clay tiled hipped roof which dates from about the 1930s/40s. It is located within the west of Minehead. The site is not in a designated landscape area or Conservation Area and there are no nearby listed buildings.

5. Planning (and enforcement) history

None.

6. Environmental Impact Assessment

Not applicable.

7. Habitats Regulations Assessment

The site lies outside the catchment area for the Somerset Moors and Levels Ramsar site.

8. Consultation and Representations

Statutory consultees (the submitted comments are available in full on the Council's website).

8.1 Date of consultation: 29 April 2022

8.2 Site Notice Date: 08 May 2022

8.3 Statutory Consultees the following were consulted:

Consultee	Comment	Officer Comment
<u>Minehead Town Council</u>	The Committee can see no material planning reason to refuse the application.	No comment.
Consultee	Comment	Officer Comment
<u>Highways Development Control</u>	Standing Advice	Parking provision addressed within report under 10.2.4..
Consultee	Comment	Officer Comment
<u>SCC - Ecologist</u>	No comments received	Bat and bird informatives and condition for biodiversity enhancement to be added to permission if granted.

8.4 Internal Consultees - no internal consultees were consulted.

8.5 Local representations

Neighbour notification letters were sent in accordance with the Councils Adopted Statement of Community Involvement.

No letters have been received.

9. Relevant planning policies and Guidance

Section 70(2) of the Town and Country Planning Act 1990, as amended ("the 1990 Act), requires that in determining any planning applications regard is to be had to the provisions of the Development Plan, so far as is material to the application and to any other material planning considerations Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) ("the 2004 Act") requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The site lies in the former West Somerset area. The Development Plan comprises comprise the Adopted West Somerset Local Plan to 2032, Somerset Mineral Local Plan (2015), and Somerset Waste Core Strategy (2013).

Both the Taunton Deane Core Strategy and the West Somerset Local Plan to 2032 were subject to review and the Council undertook public consultation in January 2020 on the Council's issues and options for a new Local Plan covering the whole District. Since then the Government has agreed proposals for local government reorganisation and a Structural Change Order agreed with a new unitary authority for Somerset to be created from 1 April 2023. The Structural Change Order requires the new Somerset authority to prepare a local plan within 5 years of vesting day.

Relevant policies of the development plan in the assessment of this application are listed below:

West Somerset Local Plan to 2032

SD1	Presumption in favour of sustainable development
BD/3	Conversions, Alterations and, Extensions
NH6	Nature conservation & biodiversity protection & enhancement
T/8	Residential Car Parking

Supplementary Planning Documents
District Wide Design Guide, December 2021

Other relevant policy documents:

Somerset West and Taunton Council's Climate Positive Planning: Interim Guidance Statement on Planning for the Climate Emergency (March 2022)

9.1 National Planning Policy Framework
Paragraphs 11 and 130 apply.

10. Material Planning Considerations

The main planning issues relevant in the assessment of this application are:

The principle of development
Design of the proposal
Access, Highway Safety and Parking Provision
Impact on the character and appearance of the locality
Impact on neighbouring residential amenity
Impact on trees and landscaping
Impact on ecology and biodiversity and the Somerset Levels and Moors Ramsar Site
Flood risk and energy efficiency

10.2.1 *The principle of development*

In terms of scale, design and materials the development complies with policy BD/3 which states that the building materials should be appropriate to adjoining buildings and the design of any alterations and extensions will be such that the scale, proportions and detailing are in character and are appropriate to the building(s) to which they relate.

10.2.2 *Design of the proposal*

The extensions will provide a family room with a utility area on the ground floor plus a much needed larger third bedroom with ensuite facilities on the first floor, with a relocation of the bathroom into the existing third bedroom.

The first floor extension will be much lower than the existing ridge thus showing subservience to the existing dwelling and will be in a design and materials to match the existing. It will therefore be easily assimilated into the existing layout. The single storey extension will adjoin the dwelling and being rendered will become an integral part of the house. A flat roof is considered to have no visual impact so is considered to be acceptable at a single storey level, whilst the lantern rooflight will add a contemporary feature of interest to the dwelling.

The proposed development is considered to comply with policy BD/3 and the District Design Guide.

10.2.4 *Access, Highway Safety and Parking Provision*

There are no proposed changes to the existing access and there are expected to be no implications in terms of highway safety.

In terms of parking provision, the proposed development will result in the loss of the garage. This measures about 2.95m x 6m internally so does not comply with Highways Standing Advice prescribed size of 3m x 6m. In addition, it is not used for parking but for storage and as a part utility area by the owners. The proposed plans do not show any increase in bedroom space so three bedrooms will be maintained. Policy T/8 says that a dwelling should have two parking spaces, whilst Highways Parking Standards states that three bedrooms requires 2.5 spaces plus visitor parking.

The proposed single storey extension will be slightly longer than the garage so will take up some space on the driveway thus reducing the space available on the drive for two cars to park within the curtilage. However, in practice due to the gradient of the drive and the narrowness of the access it is already difficult to park within the curtilage and only one narrow car can be manoeuvred on to the drive. Only parking provision for one car means that there is a potential policy conflict with policy T/8, however as there will be no increase in the number of bedrooms and the garage does not meet the required size standard, it is considered that there will be no difference in parking provision as currently experienced.

In addition, the character of Poundfield Road is for one garage, which is not necessarily used for parking, and one parking space on the drive and there is generous on-street parking, particularly in the upper sections of Poundfield Road. It is therefore considered that on balance the current character of the street scene and availability of on-street parking overcomes the lack of parking provision within the curtilage prescribed by Somerset Highways and the potential conflict with policy T/8.

10.2.5 *The impact on the character and appearance of the locality*

Many of the surrounding dwellings have extended to the rear with first floor extensions so this aspect of the development will not look out of place in the locality, particularly as the design and materials will match the existing. The majority of dwellings in this road have single storey lean-to or flat roofed garages attached to their side elevations, some of which have been converted to habitable accommodation, so the single storey extension being attached to the side of no. 64 will look more in keeping with the character and appearance of the locality. The proposal is therefore considered to comply with policy BD/3.

10.2.6 *The impact on neighbouring residential amenity*

The garage is detached and positioned at an angle so that it is almost aligned with the boundary with the neighbouring dwelling, no. 62. The single storey extension being attached to no. 64 will be further away from the boundary with this neighbour. It will be higher by about 30cm than the existing garage and no. 64 is on higher land than no. 62, but due to the distance of about 3.18m between the extension and the neighbour's dwelling there are not considered to be any loss of light issues to the bathroom/WC and landing windows on the neighbour's side elevation, and there will be no overlooking from either the first floor extension or the single storey extension as no windows are proposed on the east side elevations.

10.2.7 *The impact on trees and landscaping*

There will be no impact on trees or landscaping.

10.2.8 *The impact on ecology and biodiversity and the Somerset Levels and Moors Ramsar Site.*

The existing roof on the main dwelling and on the single storey rear lean to appear to be sound and in reasonable condition, whilst the flat roof on the garage is a tight fit. The roof has also already been converted with rooflights to the side and rear. It is thus considered improbable that there will be any loss of habitat issues, however, informatives to protect bats and nesting birds will be added to the permission if granted, in the unlikely event that they are encountered during works. For biodiversity enhancement a bird box will be conditioned. The site is outside the catchment area for the Somerset Levels and Moors Ramsar site. The proposal is therefore considered to comply with policy NH6.

10.2.9 *Flood risk and energy efficiency*

The site is within flood zone 1 so there are no flooding issues. A climate emergency checklist has been submitted which states that the family room proposed in the single storey extension will free up another room in the house for homeworking, thus reducing the need for the applicant to travel; by providing better insulation to the extensions heat loss to the whole building will be reduced; all materials will be sustainably sourced from local suppliers, and the garden to rear can be used for home grown foods. It is thus considered that the proposed development will contribute to sustainability and reducing the carbon footprint.

11 Local Finance Considerations

11.1 Community Infrastructure Levy

CIL does not apply in the former West Somerset Council area.

12 Planning balance and conclusion

12.1 The general effect of paragraph 11 of the NPPF is that, in the absence of relevant or up-to-date development plan policies, the balance is tilted in favour of the grant of permission, except where the policies within the NPPF that protect areas or assets of particular importance provides a "clear reason for refusing the development proposed" or where the benefits of the proposed development are "significantly and demonstrably" outweighed by the adverse impacts when assessed against the policies in the NPPF taken as a whole.

12.2 Due to the design, scale and materials of the proposed development, the lack of harm to the character and appearance of the locality, the lack of impact on residential amenity, parking provision and flood risk, and the ability to introduce biodiversity enhancement and improve energy efficiency the proposal is considered to comply with policies SD1, BD/3 and NH6. it is therefore recommended that planning permission is granted subject to conditions.

In preparing this report the planning officer has considered fully the implications and requirements of the Human Rights Act 1998 and the Equality Act 2010.

Appendix 1 – Planning conditions and Informatives

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 SAS418-PL07 Location Plan
(A1) DrNo SAS418-PL04 Proposed Site Plan
(A1) DrNo SAS418-PL05 Proposed Plans/Sections
(A1) DrNo SAS418-PL06 Proposed Elevations

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

- 3 The external finishes of the works hereby permitted shall match in material, style, type, size, colour, pointing, coursing, jointing, profile and texture those of the existing building.

Reason: To safeguard the character and appearance of the building.

- 4 The following will be installed:

A bird box shall be erected directly under the eaves and away from windows on the east or north elevation of the extension or dwelling within 6 months of the first occupation of the extensions hereby permitted, and maintained thereafter.

Photographs of the installed features will be submitted to the Local Planning Authority prior to first use.

Reason: In accordance with policy NH6 of the West Somerset Local Plan to 2032 and Government policy for the enhancement of biodiversity within development as set out in paragraph 170(d) of the National Planning Policy Framework.

Notes to applicant

- 1 In accordance with paragraph 38 of the National Planning Policy Framework 2021 the Council has worked in a positive and creative way and has imposed planning conditions to enable the grant of planning permission.
- 2 The developers and their contractors are reminded of the legal protection afforded to bats and bat roosts under legislation including the Conservation of Habitats and Species Regulations 2017. In the unlikely event that bats are

encountered during implementation of this permission it is recommended that works stop and advice is sought from a suitably qualified, licensed and experienced ecologist at the earliest possible opportunity.

- 3 The developers are reminded of the legal protection afforded to nesting birds under the Wildlife and Countryside Act 1981 (as amended). In the unlikely event that nesting birds are encountered during implementation of this permission it is recommended that works stop until the young have fledged or then advice is sought from a suitably qualified and experienced ecologist at the earliest possible opportunity.