

Application No:	3/21/19/078
Parish	Minehead
Application Type	Full Planning Permission
Case Officer:	Sarah Wilsher
Grid Ref	Easting: 297188 Northing: 145092
Applicant	Mr and Mrs Slader
Proposal	Erection of a single storey extension to the rear elevation
Location	60 Staunton Road, Alcombe, Minehead,, TA24 6EA
Reason for referral to Committee	

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:

(A4) Location Plan amended on 24 September 2019
(A4) Site Plan amended on 24 September 2019
(A3) Proposed Elevations and Floor Plan (Revision A)

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

- 3 The external finishes of the works hereby permitted (excluding the roof) 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/area.

Informative notes to applicant

1 **STATEMENT OF POSITIVE WORKING**

In determining this application the Local Planning Authority considers it has complied with the requirements of paragraph 38 of the National Planning Policy Framework. Although the applicant did not seek to enter into pre-application discussions/correspondence with the Local Planning Authority in advance of submitting the application, for the reasons given above and expanded upon in the planning officer's report, the application was considered acceptable and planning permission was granted.

- 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.
- 3 The Planning Authority is required to erect a Site Notice on or near the site to advertise development proposals which are submitted. Could you please ensure that any remaining Notice(s) in respect of this decision are immediately removed from the site and suitably disposed of. Your co-operation in this matter is greatly appreciated.

Proposal

It is proposed to remove the existing upvc conservatory and erect a single storey extension to the rear (north) elevation. This will project 3.25m to the rear and be 4.65m wide, which is the same footprint as the conservatory it will replace. It will be brick built to match the existing dwelling and have a flat GRP roof with two protruding rooflights, making an overall ridge height of 2.8m. Powder coated aluminium bi-fold doors will be installed on the rear elevation.

Site Description

No. 60 is a semi-detached two-storey brick dwelling under a dual-pitched brown concrete tiled roof with flat roofed dormers to the front and rear elevations and upvc fenestration.

Relevant Planning History

None.

Consultation Responses

Minehead Town Council - The Committee can see no material planning reason to refuse this application.

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

Local finance considerations

New Homes Bonus

Not applicable for a householder application.

Determining issues and considerations

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

The only neighbours are to the rear and the adjoining side. Due to the large size of the back garden, which is set at a higher level than the house, and the boundary of bushes and hedging there will be no impact on no. 11 Chestnut Way to the north. As no. 58 has a flat roofed extension to the rear and no windows are proposed in the side elevation facing this extension there will be no impact on the adjoining neighbour in terms of overlooking, overbearing or overshadowing.

The proposed extension will be subservient in terms of its height and size and will be in keeping with the dwelling with the same walling material. As a flat roof is considered to have no visual impact the GRP roof is acceptable. Indeed, the adjoining neighbour already has an existing brick built single storey extension with a flat GRP roof. This projects to the rear and eastern side. The proposal will be similar to no. 58's rear element and this will improve the appearance of the north elevations of this semi-detached pair.

Being to the rear of the property the proposed development will not be visible from the highway so there will be no impact on the street scene.

The proposed extension is thus acceptable and in accordance with policy SD1 of the West Somerset Local Plan to 2032 and policy BD/3 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.



