

46/19/0025

Mr D SLEIGH

**Replacement of single storey side extension with two storey extension at
Perrymeade, West Buckland Road, West Buckland**

Location: PERRYMEADE, WEST BUCKLAND ROAD, WEST BUCKLAND,
WELLINGTON, TA21 9LH

Grid Reference: 317438.11849 Full Planning Permission

Recommendation

Recommended decision: Conditional Approval

Recommended Conditions (if applicable)

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 1222/002 Block Plan
(A3) DrNo 1222/003 Location Plan
(A3) DrNo 1222/030 Rev B Proposed Ground Floor Plan
(A3) DrNo 1222/031 Rev A Proposed First Floor Plan
(A3) DrNo 1222/041 Rev B Proposed E & W Elevations
(A3) DrNo 1222/042 Rev C Proposed N & S Elevations
(A3) DrNo 1222_A01_190924_Window & timber louvres detail sheet

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

3. A landscaping scheme that has previously been submitted to and agreed in writing with the Local Planning Authority needs to be implemented in the first planting season following the commencement of the development. The scheme shall include details of the species, siting and numbers to be planted to replace, with native species, any and all trees and hedgerows lost prior to, during and as a result of the development.

Reason: To ensure that the proposed development does not harm the

character and appearance of the area.

4. The development hereby permitted shall not be commenced until a Wildlife Survey carried out by a certified Ecologist, has been submitted to and approved in writing by the Local Planning Authority. This should be provided prior to commencement of the works and should include:
 1. Details of protective measures to include method statements to avoid impacts on wildlife during all stages of development.
 2. Details of the timing of works to avoid periods of work when protected species could be harmed by disturbance.
 3. Measures for the enhancement of places of rest for bats and birds.

Once approved the works shall be implemented in accordance with the approved details and timing of the works, unless otherwise approved in writing by the Local Planning Authority. The extension shall not be occupied until the scheme for the maintenance and provision of the new bat boxes and related accesses, if required, have been fully implemented.

Thereafter the resting places and agreed accesses shall be permanently maintained

Reason: A Pre-commencement condition is imposed to establish if there are any protected species at the site and if any such species are found, appropriate mitigating measures can be put in place during the course of the development to protect those wildlife interests.

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 with the applicant and has negotiated amendments to the application to enable the grant of planning permission.
2. WILDLIFE AND THE LAW. The protection afforded to wildlife under UK and EU legislation is irrespective of the planning system and any activity undertaken on the tree(s) must comply with the appropriate wildlife legislation.

BREEDING BIRDS. Nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended) and if discovered must not be disturbed. If works are to be carried out during the breeding season (from February to August, possibly later) then the tree(s) should be checked for nesting birds before work begins.

BATS. The applicant and contractors must be aware that all bats are fully protected by law under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Natural Habitats and Species (Amendment) Regulations 2012, also known as the Habitat Regulations. It is an offence to intentionally or recklessly damage, destroy or obstruct access to structures or

places of shelter or protection used by bats, or to disturb bats whilst they are using these places.

Trees with features such as rot holes, split branches or gaps behind loose bark, may be used as roost sites for bats. Should a bat or bats be encountered while work is being carried out on the tree(s), work must cease immediately and advice must be obtained from the Government's advisers on wildlife, Natural England (Tel. 0845 1300 228). Bats should preferably not be handled (and not unless with gloves) but should be left in situ, gently covered, until advice is obtained.

Proposal

Replacement of a single storey lean-to side extension with a two storey pitched roof side extension on the east elevation. To be finished in matching render at ground floor with a natural slate roof and side hung tiles at first floor, with glazed gables to the north and south elevations, obscured at first floor level on the north elevation by vertical timber louvres. The roof ridge to be the same as the existing north facing extension and subservient in height to the original thatched roof. The projection off the north elevation to be approx.2.4 metres which is set back from the existing north facing gable by approx.1.3 metres, projection off the side elevation is approx.5 metres and the extent of the projection to the south is approx.6 metres. The extension would have roughly half the footprint of the existing dwelling.

Site Description

Perrymead is a traditional farm house set into a northern slope of the Blackdowns AONB with wide views north across the Vale of Taunton, in a relatively isolated position. The original thatched farm house is finished in render while the later subservient addition to the east is finished in matching render under natural slate roof tiles. Accessed from the highway by a single track lane, the dwelling is surrounded by fields with boundaries of low fences, mature trees and hedgerows. There are three neighbouring detached dwellings in the vicinity, of differing ages and styles. Greenside is approx 200 metres to the north east, Perry House and Perry Barn are approx.200 metres to the NNE beyond the neighbouring agricultural fields.

Relevant Planning History

None.

Consultation Responses

WEST BUCKLAND PARISH COUNCIL

31 July 2019 - recommend refusal for the following reasons:

The proposal (size, shape, location, materials, layout and colour) is out of keeping with the existing building. The proposed extensions are of a very modern and industrial appearance and would substantially alter the appearance and character of a charming and traditional period cottage;

The proposal does not appear to conform to the Blackdown Hills AONB objective to avoid modern developments;

The immediate proximity to footpaths WG14/30 and WG14/31 and their use by walkers as they approach the building will highlight the stark appearance of the proposed extensions, their obviously modern design and the lack of conformity with other buildings in the AONB;

Whilst the applicant claims that no trees or shrubs will have to be removed or pruned to carry out the proposal the Council feel there is a real risk some will have to be, particularly on the eastern elevation.

The Council has no objection in principle to extensions to the property, which will benefit the owners and increase their living area, but the proposal needs to be more in keeping with the character of the existing building and its position and relationship within the AONB environment. The design and integration of the proposed extensions with the existing structure needs to be better thought out to reduce the impact of its appearance.

BLACKDOWN HILLS AONB SERVICE -

Further comments submitted on 16 Oct 2019 - Thank you for notifying the Blackdown Hills AONB Partnership of amendments to this application. The simpler palette of materials and reduction in scale and extent of extension is welcome in this open and isolated location.

Initial comments submitted on 14 Aug 2019 - Supports its local planning authorities in the application of national and local planning policy in order to ensure that any development in the AONB conserves and enhances the natural beauty of this nationally designated landscape, which is afforded the highest level of protection by national policy. In support of this, the Blackdown Hills AONB Management Plan 2019-2024 is the recently agreed policy framework for conserving and enhancing the AONB and seeks to ensure that all development affecting the AONB is of the highest quality. It contains the following policies of particular relevance to development proposals:

Planning and development PD2

All necessary development affecting the AONB will conserve and enhance natural beauty and special qualities by:

- Respecting landscape character, settlement patterns and local character of the built environment,*
- Being sensitively sited and of appropriate scale,*
- Reinforcing local distinctiveness, and*
- Seeking to protect and enhance natural features and biodiversity.*

Landscape character LC3

Promote high levels of peace and tranquillity with dark night skies by minimising noise, intrusive development and light pollution.

Additionally, the Blackdown Hills AONB design guide for houses provides guidance on how residential buildings, extensions and alterations can be designed to conserve or enhance the distinctive landscape and built character of the Blackdown Hills.

The property is located on the sparsely populated upper slopes of the northern edge of the AONB, where the landscape is open and elevated with extensive views. The local area is also criss-crossed by public rights of way. The AONB Partnership believes that any development proposal in an isolated location such as this requires very careful consideration of landscape and visual impact, and have regard to necessity, siting, scale and design in order to conserve and enhance the natural beauty of the area. Further, the special qualities of the Blackdown Hills landscape are inextricably connected to the built heritage and farming traditions of the area. Traditional domestic buildings, even where not listed, are a vital component of the Blackdown Hills landscape and the scale and form of the existing dwelling is very typical of the Blackdowns.

Every effort should be made to ensure development, alterations and extensions to such dwellings respect their historic and cultural importance to the AONB designation, with detail and design considerations crucial as to whether proposals would conserve or enhance the AONB, in this case by having regard to what extent they would affect the character and appearance of the simple form of the original dwelling. Matters of detail including simplicity of materials, overall sense of scale and massing, external lighting and internal light spill, should all be a key part of considerations to ensure that the proposal would contribute to conserving and enhancing natural beauty and the special qualities of the area.

SWT TREE SPECIALIST

Having looked at the general area, my feeling is that the cherry and sycamore that are apparently to be removed would not merit protection by TPO in that location. I don't think that they can be particularly old or fine specimens, and there are no immediate neighbours that would be affected. Could we have a condition that ensures that two new trees are planted to replace the lost trees, native species, which could be their 'landscape scheme'?

Representations Received

Five neighbour representations were originally received generally in support of an extension, but with concerns about the proposed materials and scale and the impact on the appearance and character of the dwelling and the AONB, the impact on the biodiversity of the site and on the nearby footpath.

Revisions since negotiated with the applicant have now addressed the concerns over the impact of the materials and scale of the extension.

The reconsultation was responded to by one neighbour who commented as follows:

It may be too late by now to comment, but I was very pleased to see that the plans had been revised and that the changes to the original house are now minimal. The proposed extension now blends in much better with it's surroundings. My original comments about environmental concerns still stand (some PAs have environmental and biodiversity sections / reports, others don't, I don't understand why) and I hope that they will form part of your considerations.

Conditions have been applied to this recommendation to ensure the protection of

protected species and replacement of any trees and hedgerows lost as a result of the development and advice to the applicant has been added to the recommendation regarding protection of biodiversity and wildlife, prior to and during the build.

The revisions to the scheme are considered to have addressed the objections and enabled a recommendation of approval. A second consultation included the SCC Rights of Way and Bio-Diversity Officers, but responses to these are yet to be 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 Taunton Deane comprises the Taunton Deane Core Strategy (2012), the Taunton Site Allocations and Development Management Plan (2016), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below.

D5 - Extensions to dwellings,
DM1 - General requirements,
CP8 - Environment,
ROW - Rights of Way,

This takes into account the recent adoption of the SADMP.

Local finance considerations

Community Infrastructure Levy

Creation of 100sqm of residential floorspace or over is CIL liable.
Proposed development creates approx. 110sqm of additional floorspace.

The application is for residential development outside the settlement limits of Taunton and Wellington where the Community Infrastructure Levy (CIL) is £125 per square metre. Based on current rates, the CIL receipt for this development is approximately £13,750.00. With index linking this increases to approximately £18,500.00.

New Homes Bonus

Not applicable.

Determining issues and considerations

The main issues in the determination of this application are the impact on visual and

residential amenity, wildlife and the landscape, in particular that of the Blackdowns AONB. The policies against which it will be considered are D5 (Extensions to dwellings) of the Taunton Deane Adopted Site Allocations and Development Management Plan 2016 and DM1 (General requirements) and CP 8 (Environment) of the TDBC Adopted Core Strategy 2011-2028.

The impact of both the initially proposed materials and dominance of the proposal have been addressed through negotiation with the Agent. The raised seam metal roofing material has been replaced by natural slate to match the existing, the overall height and volume of the extension have been reduced and the proposed roof ridge now matches that of the existing north gable, which remains as existing with rendered walls and slate roof. The proposed extension is now considered to be subservient in scale and design and does not unacceptably harm the form and character of the existing dwelling and so complies with criteria A of Policy D5.

While the main house and the extension, can be seen from neighbouring houses, it is considered that the impact, as amended in scale and materials by revised plans, has little significant adverse impact on the residential amenity of the occupants of neighbouring dwellings and therefore complies with criteria B of Policy D5.

Since the amendments to the scheme were submitted for consultation the proposal is now deemed acceptable by the AONB who have now commented that:

"the simpler palette of materials and reduction in scale and extent of extension is welcome in this open and isolated location".

It is considered that the amended scheme now respects the landscape character, settlement patterns and local character of the built environment of the AONB by the use of the simpler vernacular materials of render, slate and timber, reinforcing local distinctiveness by giving the appearance from the north of a traditional barn building. In order to seek to protect and enhance the natural features of the landscape the south elevation is nestled into the hillside, farthest away from the access track in the west. Revisions have reduced the height and volume of the extension to a subservience considered to be acceptable. Reduction in the size of the new ground floor north facing fenestration and the use of vertical timber louvres on the north facing glazed gable are considered to be an effective way of keeping light spill at night to a minimum in order to protect the dark skies of the AONB.

As the extension will involve some disturbance of the existing roof and no wildlife survey was submitted with the application, wildlife is given protection by condition and the addition of instruction to the applicant.

Although the application form states no trees are to be affected by the development I have received communication from the SWT Tree Specialist who has been consulted by a tree surgeon regarding trees on the east boundary of the site. Mr Galley recommends that the cherry and sycamore that are apparently to be removed are not particularly old or fine specimens and would not merit protection by TPO in that location. There are no immediate neighbours that would be affected by their loss and a condition is applied to ensure that two new trees of native species be planted to replace the lost trees, and a landscape scheme provided prior to commencement of the works. This recommendation and condition have been added to this report.

There is mention in one neighbour representation from Mr & Mrs Loveridge that the course of the public footpath which formerly ran through the northern garden of the dwelling has now, according to the Location and Site Plans, been diverted around the northern boundary of Perrymead. This is an issue to be resolved between the owners of the dwelling and SCC Rights of Way Officer who was consulted on 7th October and a response is awaited.

In response to neighbour comments received about the footpath to the north of the application site, the following comments and a Footpath Diagram have been received from the Agent:

Following your query regarding the footpath and fence boundary, the application does regularise a small section of fence, straightening out an existing kink, simply to give a buffer of space between the proposals and the field boundary. This should not affect any walkers route around the garden fence to the corner of the field. The footpath runs through the field to the north of the site, which is owned by the applicants to the corner of the field and should not be materially affected in any way by the alterations to the fence line. Not diverting, obstructing or detrimentally affecting the footpath has been a key consideration in the design. The attached aerial screenshot illustrates how the existing footpath route (dashed green line) is totally unaffected by the minor repositioning of the fence (brown). The position of the existing fence is also visible. The proposals have been designed to sit further back than the existing two storey element on the existing house for this reason in particular, along with attempting to reduce the impact of the proposals on the north elevation.

This response is considered to satisfy this query.

As a result of amendments the proposal is now considered to comply with Policy D5 (Extensions to dwellings) in that any adverse impact on the existing dwelling is significantly reduced and the impact on the residential amenity of the occupants of the neighbouring dwellings and the surrounding landscape is not so significant as to warrant refusal. It is found to be sensitively sited away from the entrance in the west, set into the hillside to the south and is subservient in height and volume to the original dwelling. The appearance and character of the landscape, settlement, building and street scene is not so unacceptably harmed by the development as to warrant refusal, in accordance with Policy DM1 d and CP8, and the extension is therefore considered to be acceptable and is recommended for approval.

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

Contact Officer: Mrs M Pike