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| Application No: | 3/21/20/013 |
| Parish | Minehead |
| Application Type | Full Planning Permission |
| Case Officer: | Sarah Wilsher |
| Grid Ref | Easting: 296925 Northing: 146410 |
| Applicant | Mr Benet Allen |
| Proposal | Demolition of flat roof extension and erection of a painted metal verandah with associated railings |
| Location | Avondale, Martlett Road, Minehead, TA24 5QD |
| 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:

(A3) DrNo 2064/200 Proposed Site Plans
(A1) DrNo 2064/202B Proposed Elevations

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

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.

Proposal

It is proposed to remove the single storey flat roofed and rendered extension to the side (south-west) elevation of the dwelling and erect a verandah. This will have a lean-to canopy style roof which is framed in metal with photovoltaic glazed panels. The roof will be supported on decorative metal posts and there will be painted metal balustrading 1.1m high from ground level attached to the posts. The balustrading will be open to the front and will wrap around to close to the rear.

Site Description

Avondale is a semi-detached rendered dwelling under plain clay tiled roofs with Tudor detailing within the apex of the gable on the front elevation and timber fenestration. It is believed to have been constructed in the early 20th Century in the Edwardian era. It is located close to the centre of Minehead within the Wellington Square Conservation Area.

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

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| NH1 | Historic Environment |
| NH2 | Management of Heritage Assets |
| BD/3 | Conversions, Alterations and, Extensions |
| CC1 | Carbon reduction - small scale schemes |

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

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|------|--|
| NH1 | Historic Environment |
| NH2 | Management of Heritage Assets |
| BD/3 | Conversions, Alterations and, Extensions |
| CC1 | Carbon reduction - small scale schemes |

Local finance considerations

Not applicable.

Determining issues and considerations

The determining issues are the affect on the amenities of neighbours, the appearance of the dwelling, the impact on the street scene and the Conservation Area.

The verandah will face towards the low roofed buildings of Blenheim Mews. There are rooflights in these roofs but it is not considered that the verandah will lead to any overlooking of these dwellings, particularly as there is a window in the flat roofed extension which already faces these roof slopes.

The decorative metal verandah will much improve the appearance of the south-west elevation. The scale is in proportion with the dwelling and the existing elements on the south-west elevation, whilst its style and materials will be in sympathy with the architectural qualities of the dwelling. The photovoltaic panels may have a slight coloured tinge to them, but this is not considered to have an adverse visual impact and the use of renewable energy is in accordance with policy CC1 of the West Somerset Local Plan to 2032 and is to be welcomed.

As Avondale is in Wellington Square Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is of importance and special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area in determining the application. It is considered that the proposed verandah and balustrading will be an improvement on the existing extension in terms of the design and materials and will thus preserve the character and appearance of the Conservation Area.

The south-west elevation is visible within the street scene, however, as the verandah is in keeping with the dwelling it is considered that there will be no impact on the street scene. The adjoining property, Dalkeith is similar in design and materials to Avondale without the flat roofed extension on the side. As Avondale is the more prominent dwelling within the street scene and the corresponding elevation on Dalkeith is set down and screened by mature trees, it is considered that the proposal will not adversely affect the appearance of the pair.

The proposed development is thus acceptable and in accordance with policies CC1, NH1 and NH2 of the West Somerset Local Plan to 2032 and policy BD/3

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



