

<b>Application No:</b>	<a href="#"><u>3/32/20/011</u></a>
<b>Parish</b>	Stogursey
<b>Application Type</b>	Full Planning Permission
<b>Case Officer:</b>	Sarah Wilsher
<b>Grid Ref</b>	Easting: 319956     Northing: 143051
<b>Applicant</b>	Mr C Morgan
<b>Proposal</b>	Erection of a single storey extension to the side and rear
<b>Location</b>	14 Town Close, Stogursey, TA5 1RN
<b>Reason for referral to Committee</b>	

## 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) DrNo 880/01 Location Plan  
 (A3) DrNo 880/07A Proposed Site Plan and Block Plan  
 (A3) DrNo 880/05A Proposed Floor Plan  
 (A3) DrNo 880/06A 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, during the consideration of the application certain elements of the proposal were deemed to be unacceptable in respect of neighbour amenity. The Local Planning Authority contacted the applicant and sought amendments to the scheme to address this issue and amended plans were submitted. For the reasons given above and expanded upon in the planning officer's report, the application, in its revised form, was considered acceptable and planning permission was granted.

- 2 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 side porch and erect a single storey wraparound extension that will project to the side (east) by about 2.56m and to the rear (north) by 4m. The roof will be an asymmetrical pitch with a catslide roof to the rear, with a ridge height of about 3.6m. It will be brick to match the existing building with a a concrete tiled roof in a colour to match the existing.

However, the western elevation of the extension was to be only about 400mm from the boundary fence with no. 16, the adjoining single storey neighbour. Due to this close proximity concern was expressed regarding a loss of light to no. 16's rear window and an overbearing impact to the neighbour. Also, as no. 16's roof overhangs the boundary fence of about 1.7m high it would not be possible for them to maintain their guttering and any repair work. Amendments were therefore sought and received to shorten the width of the extension so that there would be a 1m gap between the western end of the extension and the boundary fence. This will lessen the impact of the extension and enable the necessary maintenance for no. 16.

## **Site Description**

14 Town Close is a semi-detached brick chalet bungalow under a concrete tiled dual-pitched roof, with a flat roofed tile clad dormer on the rear roof slope and upvc fenestration. Town Close comprises similar single-storey dwellings. It is located within the west of the village of Stogursey.

## Relevant Planning History

3/32/85/004 - retention of loft conversion - granted 8 March 1985.

## Consultation Responses

*Stogursey Parish Council* - Members of Stogursey Parish Council have no objection or comments to make on 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

## Determining issues and considerations

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

The proposal was amended during the course of consideration to show the extension located further away from the neighbouring property to the west, No. 16. This amendment reduced the impact of the proposed extension upon that property.

On the east (flank) elevation there will be a small window serving a WC and a larger window for the kitchen. There is a distance of about 10.5m between the extension and the eastern boundary. There is a fence along the boundary and behind this in the neighbour's garden there are tall, mature trees. The extension will therefore be screened from view and there will be no residential impact on this neighbour. To the rear (north) there is a distance of about 12m between the end of the extension and the boundary, which consists of a fence of about 1.7m in height plus a mature tree. It is considered that the distance and boundary treatments will prevent any loss of privacy to the neighbour to the north.

The extension is subservient in size and scale and the materials and design are in keeping with the dwelling. As the majority of the extension will be to the rear of the property, with the side extension being set back from the front elevation, it will not be easily visible within the street scene and will not adversely affect the appearance of the semi-detached pair of dwellings.

The proposed development, in its amended form, is thus considered to be acceptable and in accordance with policy SD1 of the West Somerset Local Plan to 2032 and policy BD/1 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.

