

09/21/0007

MR T & MRS L MORROW

**Erection of a single storey extension to the rear of The Old Waterworks,  
Chipstable Road, Chipstable**

Location: THE OLD WATERWORKS, CHIPSTABLE ROAD, CHIPSTABLE,  
TAUNTON, TA4 2PZ

Grid Reference: 304413.127271

Full Planning Permission

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## **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 2021048 001 Location & Block Plan  
(A3) DrNo 2021048 004 Existing & Proposed Site Plan  
(A3) DrNo 2021048 003 Proposed Drawings

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, colour, style, type, size, pointing, coursing, jointing, profile and texture those of the existing building.

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

### **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 and has imposed

planning conditions to enable the grant of planning permission.

## **Proposal**

The proposed development is for the erection of a single storey extension to the east (rear) elevation in order to create a fifth bedroom and side corridor/hall. This will project 4.2m to the east and be about 5.76m wide. The bedroom will have a gable roof with a ridge height of about 4.15m and an eaves height of about 2.6m whilst the connecting hall will have a flat roof with a lantern rooflight. The total height of the flat roofed element with rooflight will be about 3.10m. The extension will be rendered with the bedroom having a slate dual-pitched roof to match the existing dwelling. There will be photovoltaic panels on the southern slope of the gable roof.

## **Site Description**

The Old Waterworks was formerly a water treatment works building owned by Wessex Water which has been converted to a dwelling under planning permission 09/16/0006.

It is a rendered single storey dwelling effectively comprising two dual-pitched slate roof gables connected with a flat roof link with a timber entrance door and aluminium patio doors and windows. The roadside elevation is a mixture of stone wall, post and rail fencing and hedging. An access and parking area lies in the south-west corner of the site forward of the front elevation of the dwelling. It has curved stone wall sides and a permeable paved surface with an access drain where it meets the highway. This is an improvement on the existing access at this point which was used by Wessex Water.

The Old Waterworks is situated within Chipstable to the north of the centre of the village.

## **Relevant Planning History**

09/16/0002 - change of use and conversion of water treatment works to a single storey dwelling, with extensions to the north and west elevations and a detached cycle store to the north. Refused 11/4/2016.

09/16/0006 - Change of use and conversion from water treatment works to single storey dwelling with extensions to north and west elevations - conditional approval 4/11/2016. Permitted development rights for future extensions/alterations were not removed with this permission.

09/19/0007/NMA - non-material amendment to application 09/16/0006 for changes to parking and associated matters, bi-fold doors and velux and internal layout - conditional approval 18/7/2019.

09/19/0012 - change of use of land from agricultural to domestic (retention of works already undertaken) - conditional approval 25/3/2020. Condition 2 removing permitted development rights for outbuildings on the land subject to the change of use was appealed to the Planning Inspectorate and the appeal was allowed on 7 September 2020. An outbuilding has been erected on this land close to the eastern

boundary.

09/20/0005/HHN - Prior approval for a larger home extension to the rear - no objection 23 June 2020. This application permitted a flat roofed single storey extension at the rear of the property to project 6m with a maximum height of 3m. The existing plans for the current application show this bedroom and ensuite extension in situ with a width of about 3.15m.

09/20/0006 - Formation of vehicular access, gates and associated parking area plus hard landscaping consisting of patio areas, retaining walls and steps - conditional approval 17 July 2020.

09/20/0008/HHN - Prior approval for a larger home extension to the rear - no objection 17 August 2020. This application permitted a single storey extension at the rear of the property projecting 8m with a gable roof with a maximum ridge height of 4m and a maximum eaves height of 3m. This extension has been built. It serves a sitting room, sits alongside the bedroom built under 09/20/0005/HHN and is 8m long and about 4.56m wide.

## Consultation Responses

*CHIPSTABLE PARISH COUNCIL* - Chipstable Parish Council supports this application.

## Habitats Regulations Assessment

Not applicable.

## Representations Received

Five representations of support have been received, as follows:

- I am hoping the application will be granted. When it is all finished it will merge into the landscape.
- I fully support this application. It is a very small and sympathetic addition to the rear of the property and will add massive value to the family who need this space for quality of life.
- The proposed plans improve on a structure that wasn't, in its former form going to provide any utility to the community.
- The dwelling is still of modest size and is not out of keeping in size or style to neighbouring properties.

## 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.

DM1 - General requirements,  
A1 - Parking Requirements,  
CP1 - Climate change,  
D5 - Extensions to dwellings,

## **Local finance considerations**

### **Community Infrastructure Levy**

The proposal is not liable for CIL.

## **Determining issues and considerations**

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

There will be no impact on residential amenity as the extension is to the north of the dwelling where there are no neighbours and due to the length of the residential curtilage to the east.

During the determination of 09/16/0006, the application which permitted the conversion of the building to a dwelling, the existing floor area of the property was approximately 28sqm and an extension of just under 24m<sup>2</sup> in size (about 77% of that of the existing building) was approved. The building therefore almost doubled in size. Since then there have been two prior approvals for larger home extensions increasing the aggregate area of extensions to approximately 218% of the original building. A side extension is currently being erected which will result in a further increase of about 33sqm whilst the current proposal will add on approximately 24sqm. This equates to a total increase of approximately 385% of the original building area. The consequence of the development to date and the proposed development will mean the original building quadrupling in size.

The original water treatment works building has been changed and engulfed by the additional extensions and although the proposed development will add to this, it is considered that as the character of the original building has already been lost the proposal will not cause any further harm in this respect. In addition, as the domestic curtilage has been extended under application 09/19/0012 the enlarged dwelling will not cause an over-development of the site.

The proposed development is in keeping in terms of the design and materials, with continued render, slate gables and fibre glass flat roofs with matching fenestration to

the existing. It will be almost aligned with the bedroom to the rear and so will enable the dwelling to look more balanced and symmetrical from the rear.

As a result of these extensions and internal re-configuration the number of bedrooms has increased from the two approved under 09/16/0006 to four, with a fifth now being proposed. Application 09/20/0006 approved a new access and parking area for two to three cars, which together with the existing parking area to the west of the dwelling, means off-road parking provision for about four cars. Policy A1 of the Site Allocations and Development Management Plan states that 4 bedrooms or more should have a maximum provision of 3.5 spaces plus visitor parking and Highways' Parking Standards states that four bedrooms requires 3.5 off-road parking spaces plus visitor parking. It is therefore considered that the existing and approved parking provision is acceptable.

The proposed extension will be partially visible from the highway when approaching the dwelling from the north, but as it will be in keeping with the existing dwelling it is considered that there will be no impact within the street scene.

The installation of photovoltaic panels on the southern slope of the gable roof is welcomed as it will contribute towards reducing the carbon footprint of the dwelling and as such complies with policy CP1 of the Site Allocations and Development Management Plan.

The proposed development is thus acceptable and in accordance with policy DM1 of the Taunton Deane Core Strategy and policies A1, CP1 and D5 of the Site Allocations and Development Management Plan. 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.

**Contact Officer: Mrs S Wilsher**