



Yeovil Town Council

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Planning and Licensing Committee

The Meeting... **Planning and Licensing Committee**

The Time... **7.00pm**

The Date... **Monday 11 February 2013**

The Place... **Town House, 19 Union Street, Yeovil**

If you need this information in large print, Braille, audio or another language, please ring 01935 382424



Alan Tawse

Alan Tawse
Town Clerk

05 February 2013

Please contact Jessica Vale at the Town House for more information about this meeting

To: All Members of the Planning and Licensing Committee

Martin Bailey

Kris Castle

J Vincent Chainey

Philip Chandler (Vice-Chairman)

Clive Davis (Ex-officio) (Chairman)

Andrew Kendall

Mike Lock

Manny Roper (Ex-officio)

Darren Shutler

Equality Act 2010

The *general* public sector equality duty places an obligation on a wide range of public bodies (including town and parish councils) in the exercise of their functions to have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
- Advance equality of opportunity between people who share a protected characteristic and those who do not
- Foster good relations between people who share a protected characteristic and those who do not

The protected characteristics are:

Age

Race

Disability

Religion or Belief

Gender Reassignment

Sex

Marriage and Civil Partnership

Sexual Orientation

Pregnancy and Maternity

A G E N D A

PUBLIC COMMENT – Members of the public wishing to comment on any application or other matter are requested to speak at the beginning of consideration of that item, for a duration of no more than 3 minutes. Any further comments or questions will be solely at the Chairman's discretion. Please inform the Chairman at the beginning of the meeting and identify the application on which you wish to speak.

Please note that the Town Council is a Statutory Consultee for Planning Applications and as such does not make the final decision on any Application. The decisions and comments this Committee makes will be fed into the planning process and added to the report by the Planning Officer. South Somerset District Council is the Planning Authority and will issue the final decision notice (Planning Determination) once their investigations into the application, consultation period and decision making process has been completed.

1. **MINUTES**

To approve the Minutes of the previous meeting held on 28 January 2013.

2. **APOLOGIES FOR ABSENCE**

3. **DECLARATIONS OF INTEREST**

Members of the Committee, who are also Members of South Somerset District Council, are reminded of the need to declare their membership of that Council and indicate that they may speak and/or vote on applications which may be later referred to that Council for determination, and that they could reconsider any such applications at district level taking into account all relevant evidence and representation made at that tier.

4. **PLANS LIST** (Pages 2 to 19)

5. **PLANNING DECISIONS** (Page 20)

6. **CORRESPONDENCE**

	Application No	Proposal	Address
1	13/00173/FUL	The erection of a single storey rear extension to dwellinghouse (GR 354278/116124)	43 Westbourne Grove Yeovil Somerset
2	13/00186/FUL	Internal and external alterations to first floor to include new window and the change of use of first floor letting rooms to 4 No. flats (GR 355722/115899)	The Wine Vaults Union Street Yeovil
3	13/00187/LBC	Internal and external alterations to first floor to include new window and the change of use of first floor letting rooms into 4 No. flats (GR 355722/115899)	The Wine Vaults Union Street Yeovil
4	13/00188/COU	The change of use of the ground floor from Public House (Use Class A4) to a mixed use comprising Shop (Use Class A1) and Restaurant (Use Class A3) (GR 355722/115899)	The Wine Vaults Union Street Yeovil
5	13/00226/FUL	Alterations and the erection of a single storey rear extension to the dwelling house and the erection of a detached triple garage (Revised Application) (GR 354715/116788)	20 Westfield Crescent Yeovil Somerset

PLANNING MEETING
MONDAY 11 February 2013

PLANS LIST

The schedule of planning applications is attached.

The delegation agreement relating to planning applications between the District Council and the Town Council provides for the Town Council to receive written reports on applications in the Yeovil Town area, and those that are regarded as having a significant impact on this area. These reports include key considerations, which, in the opinion of the Area Planning Manager, are planning issues to which the Town Council should have regard in considering its views and making recommendations on each application.

The recommendations of the Town Council are taken into consideration by the District Council (the Planning Authority) as part of the application determination process. However, the final decision will be made by the Planning Authority having regard to the level allocated to the application (as outlined in the extract from the District Council's Scheme of Delegation set out below*) and to any views expressed by various consultees (including the Town Council) and District Council Ward Members.

BACKGROUND PAPERS

The background papers to the items in this Plans List are the planning files listed which are held in the Area South Planning Department, South Somerset District Council, Council Offices, Brympton Way, Yeovil, BA20 2HT.

HUMAN RIGHTS ACT 1998 ISSUES

The determination of the applications which are the subject of reports in this Plans List are considered to involve the following human rights issues:-

1. Articles 8: Right to respect for private and family life
 - i) Everyone has the right to respect for his private and family life, his/her home and his/her correspondence.
 - ii) There shall be no interference by a public authority with the exercise of this right except such as in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedom of others.
3. The First Protocol
4. Article 1: Protection of property

Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No-one shall be deprived of his possessions except in the public interests and subject to the conditions provided for by law and by the general principles of international law. The preceding provisions shall not, however, in any way impair the right of a State to enforce such laws as it deems necessary to control the use of property in accordance with the general interest or to secure the payment of taxes or other contributions or penalties.

Each report considers in detail the competing rights and interests involved in the application. Having had regard to those matters in the light of the convention rights referred to above, it is considered that the recommendation is in accordance with the law, proportionate and both necessary to protect the rights and freedoms of others and in the public interest.

***APPLICATION LEVELS AS DEFINED IN THE DISTRICT COUNCIL SCHEME OF DELEGATION**

LEVEL 1 APPLICATIONS

The following applications can be determined contrary to officer recommendation in balanced cases by the Area Chair and Head of Development and Building Control where the proposals lie within the development limits.

1. Dwellings

- 1-2 units (full) and less than 0.1 hectare (outline)

2. Offices/R&D/Light Industry

3. Heavy Industry/Storage/Warehousing

4. Retail/Distribution/Servicing

5. All Other Minor Developments

- Floorspace is less than 500 square metres and the site is less than a half hectare (applies to 2-5)

6. Minor Change of Use (In line with policy)

The following applications can be determined contrary to officer recommendation in balanced cases by the Area Chair and Head of Development and Building Control

1. Householder

Householder developments are defined as those within the curtilage of residential property which require an application for planning permission and are not a change of use.

2. Adverts

3. Listed Building Consents (Alterations)

4. Listed Building Consents (Demolitions)

5. Conservation Area Consents

6. **Demolition of unlisted buildings in Con. Areas**

7. **Others** This category includes all decisions relating to:

- applications for Lawful Development Certificates for existing use (from July 1992); (**CLUEDs**)
- applications for Lawful Development Certificates for proposed use (from July 1992); (**CLOPUDs**)
- applications for Certificates of **Appropriate Alternative Development**;
- notifications under:
 - **Circular 18/84** (Development by Government Departments); and
 - **Circular 14/90** (Overhead electric lines).
- applications by the **British Coal Corporation** under Class A, Part 21 of the General Permitted Development Order 1995.
- Telecom Notifications, any Tree Application, Agricultural Notifications, County Matters, Demolition Prior Approvals.

LEVEL 2 APPLICATIONS

1. **Dwellings**

- More than 2 units (full) and more than 0.1 hectare (outline)

2. **Offices/R&D/Light Industry**

3. **Heavy Industry/Storage/Warehousing**

4. **Retail/Distribution/Servicing**

5. **All Other Minor Developments**

- Floorspace is more than 500 square metres and the site is more than a half hectare (applies to 1-5)

6. **Change of Use**

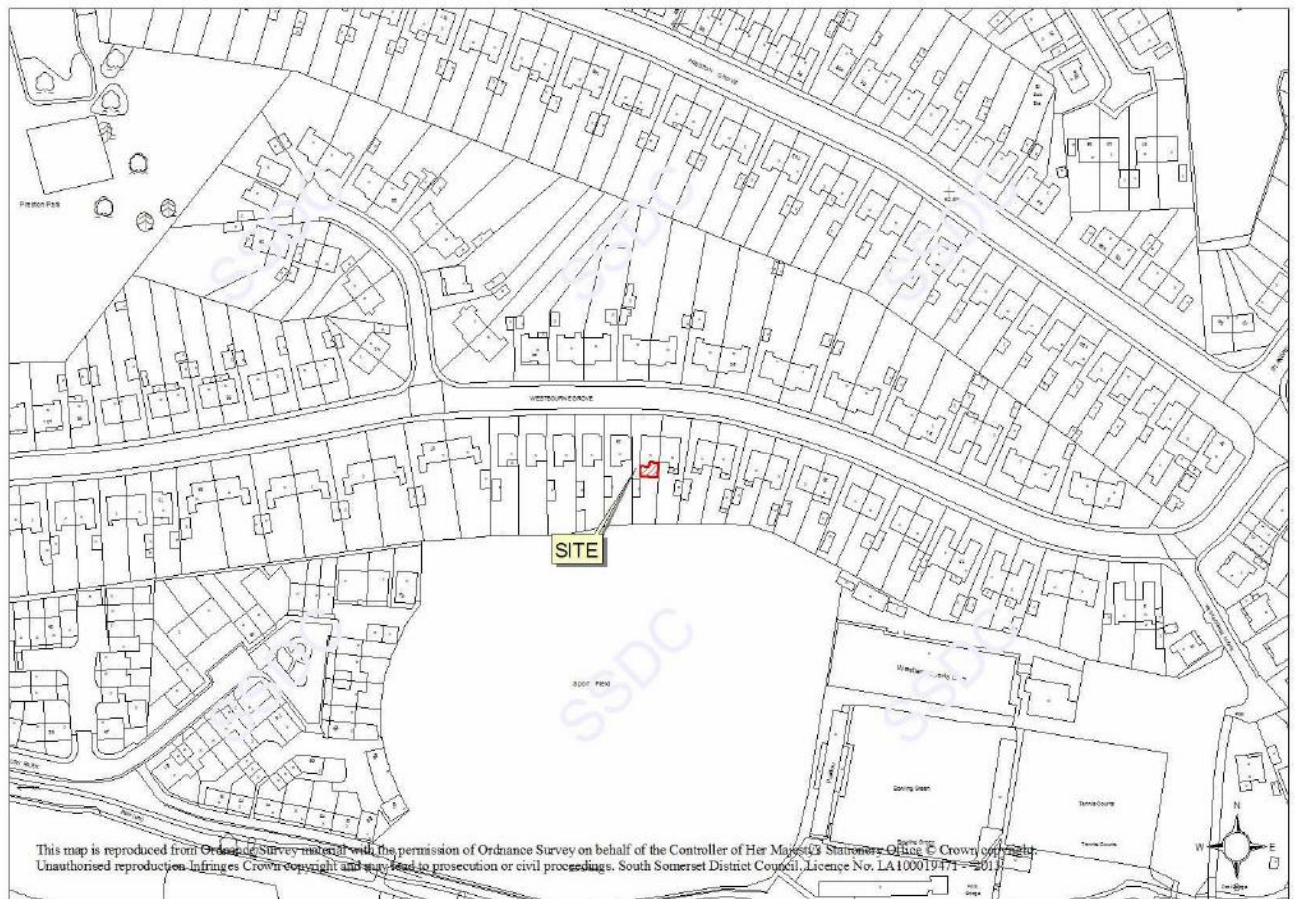
LEVEL 3 APPLICATIONS

Level 3 applications are likely to be developments that because of the significance of their impact should always be determined by the relevant Area Committee (or Regulatory Board where necessary). Whether an application falls into the Level 3 category shall be decided by the Head of Development & Building Control in consultation with the relevant Area Chair.

1. Officer Report On Planning Application: 13/00173/FUL

Site Address:	43 Westbourne Grove Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a single storey rear extension to dwellinghouse (GR 354278/116124)
Recommending Case Officer:	Jacqui Churchill
Target date :	22nd March 2013
Applicant :	Mr Andy Russell
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



The property is a two-storey semi-detached dwellinghouse of red brick construction with white UPVC windows under a tiled roof. The neighbouring dwellings are a mix of two storey and single storey properties of similar age and design, some being detached. The property benefits from a small garden and driveway to the front and a modest size garden to the rear.

The proposal is for the erection of a single storey rear extension measuring approximately 5.9m x 4.9m x 2.7m in height to the eaves and 3.9m in height to the top of the dual pitched

roof. This includes an existing rear projection measuring approximately 3.4m x 1.5m x 2.5m in height. An existing storm porch serving this rear projection will be removed. The proposal is L shaped to wrap around the rear projection. Openings include a UPVC window on the side (west) elevation, French doors to the rear and two velux windows in the roof. There are no proposed windows in the side (east) elevation. A flue will be installed measuring approximately 1.8m in height above the roof slope to serve a woodburner. The plans show facing brick, roof tiles and UPVC windows to match existing.

The additional space is to be used as a sunroom/lounge. Planning permission is required due to the dimensions of the proposal.

HISTORY

11/00275/COL – Proposed conversion of loft, erection of dormer at rear and installation of velux windows

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that decision must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise,

Somerset and Exmoor National Park Joint Structure Plan (Adopted 2000)
STR1 - Sustainable Development

South Somerset Local Plan (Adopted April 2006)
ST5 - General Principles of Development
ST6 - The Quality of Development

CONSULTATIONS

SSDC Technical Services – Awaiting response
SCC Highways – Awaiting response
Yeovil Town Council – Observations sought

REPRESENTATIONS

Three neighbours were notified including Westlands Sports and Leisure Club. At the time of writing this report no responses had been received.

CONSIDERATIONS

This is an extension to a domestic property and therefore the principle of development is acceptable. The main consideration of the application lies with policy ST5 and ST6 of the Local Plan, namely:

- Is the design and scale of the extension subservient and in keeping with the existing and neighbouring houses and surrounding area?
- Does the extension cause demonstrable harm to the residential amenities of the existing or neighbouring householders?

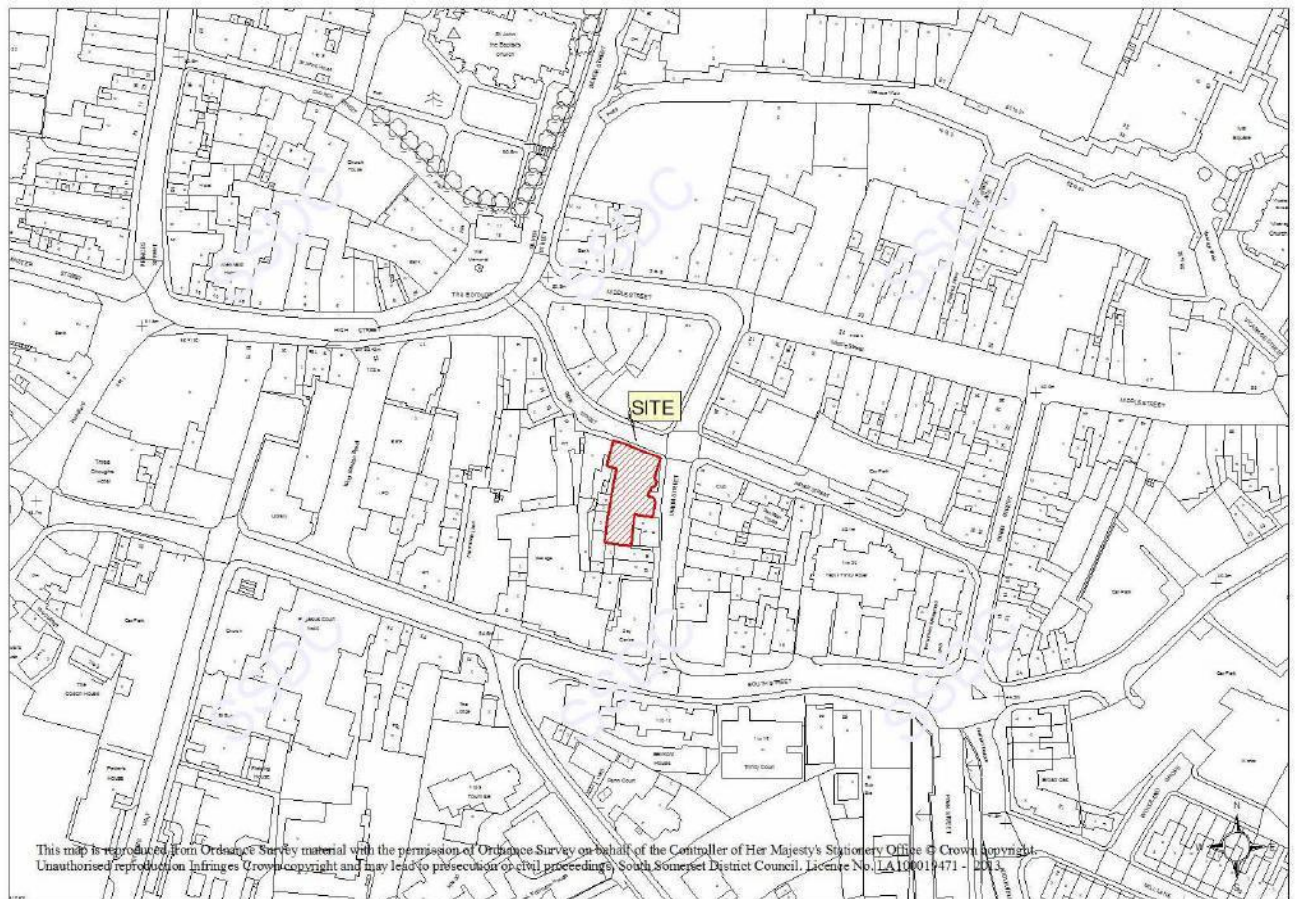
RECOMMENDATION

The views of the Town Council are invited.

2. Officer Report On Planning Application: 13/00186/FUL

Site Address:	The Wine Vaults Union Street Yeovil
Ward :	Yeovil (Central)
Proposal :	Internal and external alterations to first floor to include new window and the change of use of first floor letting rooms to 4 No. flats (GR 355722/115899)
Recommending Case Officer:	Simon Fox
Target date :	25th March 2013
Applicant :	T & D Investments Ltd
Type :	Minor Dwellings 1-9 site less than 1ha

SITE DESCRIPTION AND PROPOSAL



The application site comprises a public house with what the application describes as letting rooms above. There is no planning history to substantiate the use of the first floor as letting rooms.

Dating from 1877 the two-storey building presents an attractive frontage onto the junction of Wine Street with Union Street. Its painted brickwork walls with ham stone dressings sit under a welsh slated roof. It is detailed with bays, a pediment, architraves with keystones, headed sashes and plain stone quoins. The building is Grade II listed and sits on the edge of the Conservation Area, as defined within the South Somerset Local Plan (adopted April 2006).

This application seeks permission for internal and external alterations to the first floor of the building to facilitate the creation of 4 No. one-bedroom flats. Externally the works involve the insertion of a new single casement window within a recessed area on the rear elevation. One alteration is required on the ground floor to create a new entrance to a modified staircase leading to the first floor.

HISTORY

Various and numerous history files. None are particularly relevant to this proposal.

Accompanying application 13/00187/LBC - Application for listed building consent for conversion of first floor to 4 No. flats.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that decision must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise.

In March 2012 the existing national Planning Policy Statements and Guidance Notes (PPS's and PPG's) were superseded by the publication of the National Planning Policy Framework.

Paragraph 132 of Chapter 12 to the National Planning Policy Framework advises:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'*

National Planning Policy Framework (March 2012):

Chapter 7 - Requiring Good Design

Chapter 11 - Conserving and Enhancing the Natural Environment

Chapter 12 - Conserving and Enhancing the Historic Environment

The development plan comprises the saved policies of the Somerset and Exmoor National Park Joint Structure Plan Review, and the South Somerset Local Plan.

The policies of most relevance to the proposal are:

Somerset and Exmoor National Park Joint Structure Plan (adopted April 2000):

STR1 - Sustainable Development

STR2 - Towns

STR4 - Development in Towns

Policy 9 - Historic Environment

Policy 49 - Transport Requirements of New Development

South Somerset Local Plan (adopted April 2006):

ST5 - General Principles of Development

ST6 - The Quality of Development

EH1 - Conservation Area

EH5 - Development Proposals Affecting the Setting of Listed Buildings

Other

Somerset County Council Parking Strategy (March 2012)

CONSULTATIONS

No consultations had been received at the time of submitting this report.

Bodies consulted:

Highways Authority (Somerset CC)

SSDC Conservation Team

SSDC Environmental Protection

SSDC Building Control

SSDC Technical Services

REPRESENTATIONS

Neighbouring properties to the site have been notified in writing. In addition a press advert has been placed and a site notice displayed (Listed Building in a Conservation Area). No representations had been received at the time of writing this report.

CONSIDERATIONS

The principle issues in this case are:

- The impact on the visual appearance of the listed building.
- The impact on the historical integrity and fabric of the listed building.
- The impact on the character of the Conservation Area.
- Are the flats of a good size with reasonable outlook, ventilation etc.
- Impact on future inhabitants of the flats by way of noise and disturbance from the lawful use of the ground floor as public house and odour from the public house kitchen.
- Impact on future inhabitants of the flats by way of noise and disturbance from the adjacent bar at No.6A Union Street.
- Building Regulations, fire protections, means of escape etc.
- Refuse storage and laundry provisions.

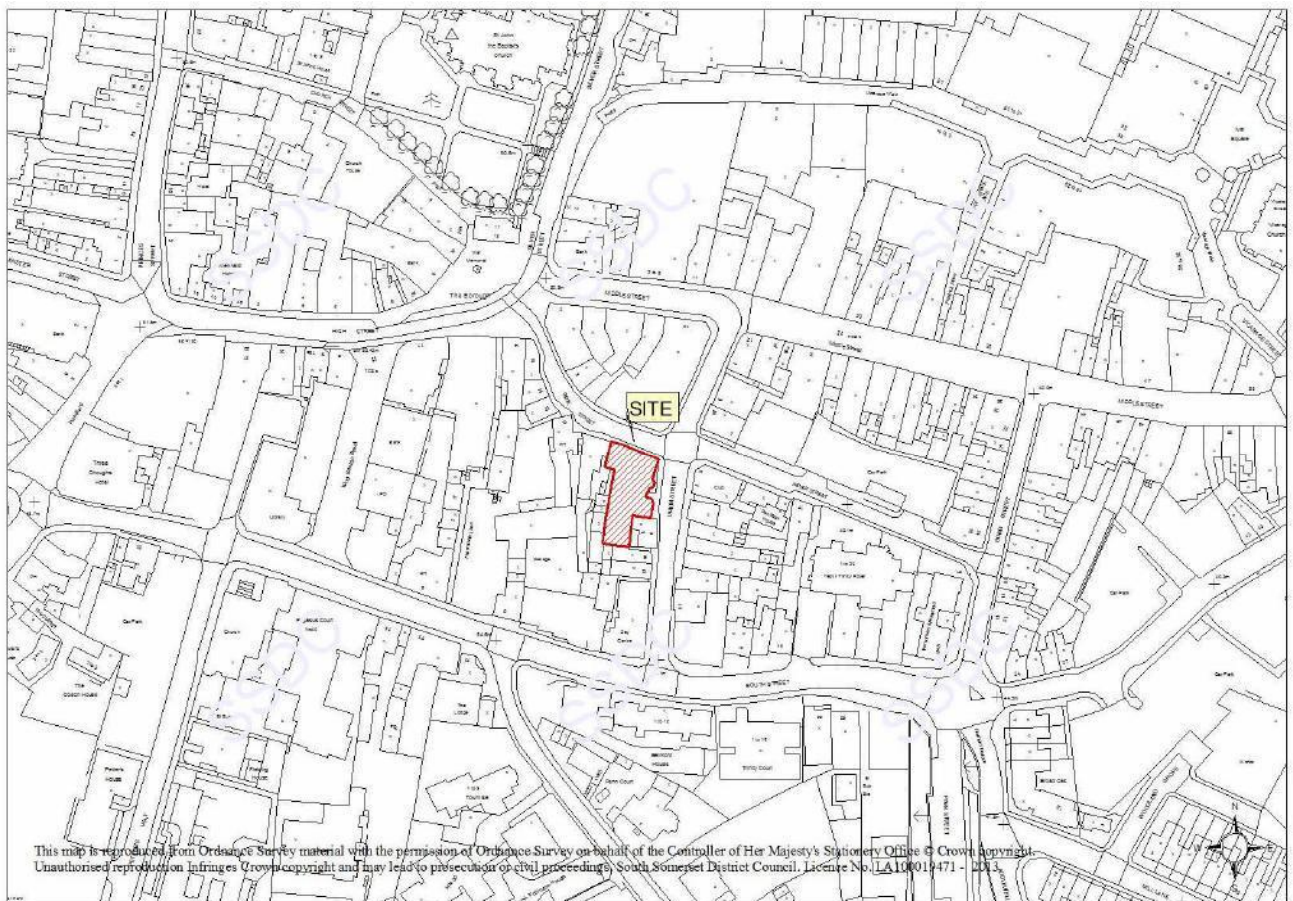
RECOMMENDATION

The views of Yeovil Town Council are invited.

3. Officer Report On Planning Application: 13/00187/LBC

Site Address:	The Wine Vaults Union Street Yeovil
Ward :	Yeovil (Central)
Proposal :	Internal and external alterations to first floor to include new window and the change of use of first floor letting rooms into 4 No. flats (GR 355722/115899)
Recommending Case Officer:	Simon Fox
Target date :	25th March 2013
Applicant :	T & D Investments Ltd
Type :	Other LBC Alteration

SITE DESCRIPTION AND PROPOSAL



The application site comprises a public house with what the application describes as letting rooms above. There is no planning history to substantiate the use of the first floor as letting rooms.

Dating from 1877 the two-storey building presents an attractive frontage onto the junction of Wine Street with Union Street. Its painted brickwork walls with ham stone dressings sit

under a welsh slated roof. It is detailed with bays, a pediment, architraves with keystones, headed sashes and plain stone quoins. The building is Grade II listed and sits on the edge of the Conservation Area, as defined within the South Somerset Local Plan (adopted April 2006).

This application seeks listed building consent for internal and external alterations to the first floor of the building to facilitate the creation of 4 No. one-bedroom flats. Externally the works involve the insertion of a new single casement window within a recessed area on the rear elevation. One alteration is required on the ground floor to create a new entrance to a modified staircase leading to the first floor.

HISTORY

Various and numerous history files. None are particularly relevant to this proposal.

Accompanying application 13/00186/FUL - Application for planning permission for conversion of first floor to 4 No. flats.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that decision must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise.

In March 2012 the existing national Planning Policy Statements and Guidance Notes (PPS's and PPG's) were superseded by the publication of the National Planning Policy Framework.

Paragraph 132 of Chapter 12 to the National Planning Policy Framework advises:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'*

National Planning Policy Framework (March 2012):

Chapter 7 - Requiring Good Design

Chapter 12 - Conserving and Enhancing the Historic Environment

The development plan comprises the saved policies of the Somerset and Exmoor National Park Joint Structure Plan Review, and the South Somerset Local Plan.

The policies of most relevance to the proposal are:

Somerset and Exmoor National Park Joint Structure Plan (adopted April 2000):

STR1 - Sustainable Development

Policy 9 - Historic Environment

South Somerset Local Plan (adopted April 2006):

ST5 - General Principles of Development

ST6 - The Quality of Development

EH1 - Conservation Area

EH5 - Development Proposals Affecting the Setting of Listed Buildings

Other

Somerset County Council Parking Strategy (March 2012)

CONSULTATIONS

No consultations had been received at the time of submitting this report.

Bodies consulted:

SSDC Conservation Team

REPRESENTATIONS

A press advert has been placed and a site notice displayed (Listed Building in a Conservation Area). No representations had been received at the time of writing this report.

CONSIDERATIONS

The principle issues in this case are:

- The impact on the visual appearance of the listed building.
- The impact on the historical integrity and fabric of the listed building.
- Building Regulations, fire protections, means of escape etc.

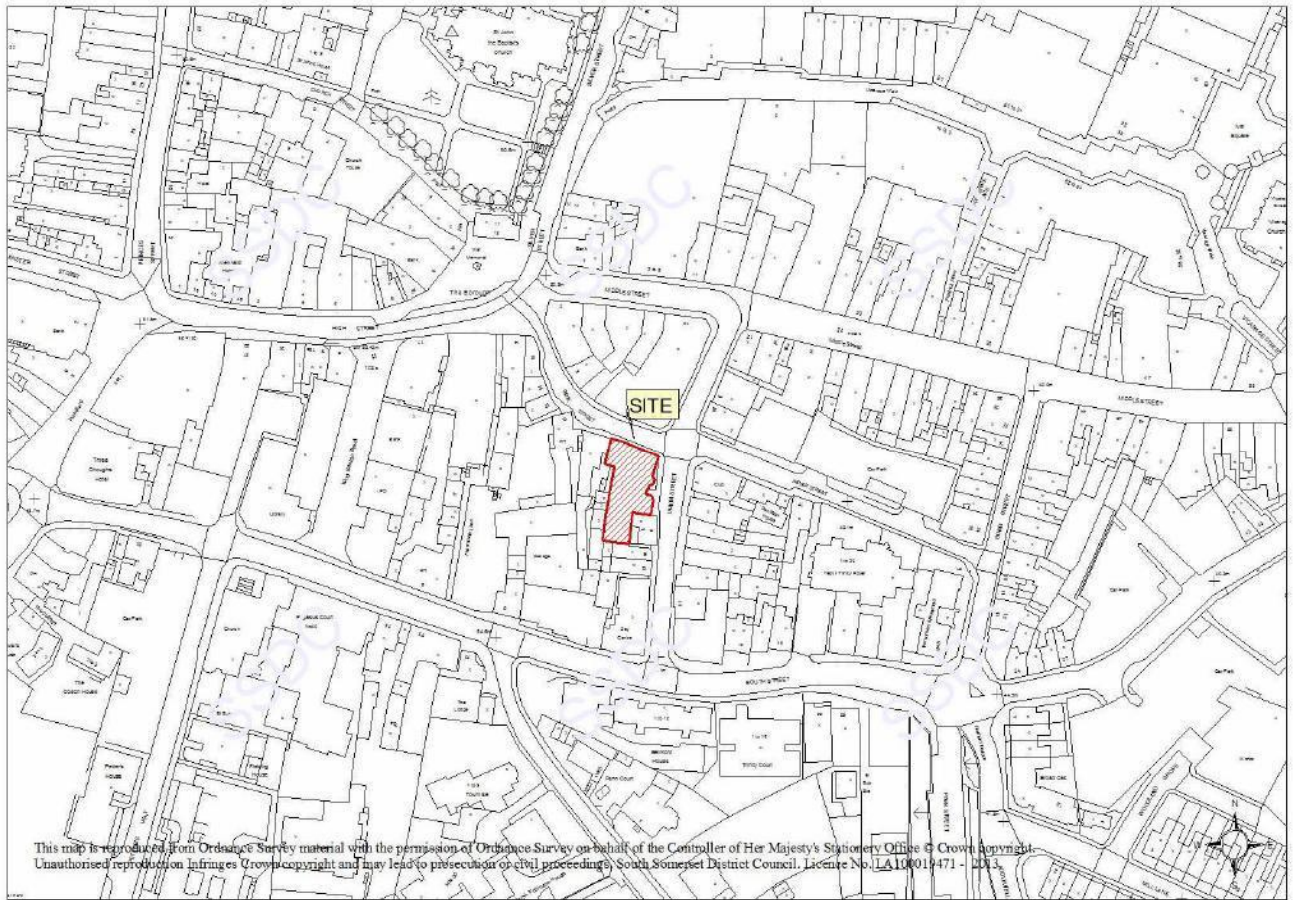
RECOMMENDATION

The views of Yeovil Town Council are invited.

4. Officer Report On Planning Application: 13/00188/COU

Site Address:	The Wine Vaults Union Street Yeovil
Ward :	Yeovil (Central)
Proposal :	The change of use of the ground floor from Public House (Use Class A4) to a mixed use comprising Shop (Use Class A1) and Restaurant (Use Class A3) (GR 355722/115899)
Recommending Case Officer:	Simon Fox
Target date :	25th March 2013
Applicant :	T & D Rentals Ltd
Type :	Other Change Of Use

SITE DESCRIPTION AND PROPOSAL



The application site comprises a public house with what the application describes as letting rooms above.

Dating from 1877 the two-storey building presents an attractive frontage onto the junction of Wine Street with Union Street. Its painted brickwork walls with ham stone dressings sit under a welsh slated roof. It is detailed with bays, a pediment, architraves with keystones, headed sashes and plain stone quoins. The building is Grade II listed and sits on the edge of the Conservation Area, as defined within the South Somerset Local Plan (adopted April 2006).

This application seeks permission for a change of use from public house (use class A4) to a mixed use comprising retail (use class A1) and restaurant/café (use class A3). A change of use from A4 to A1 and from A4 to A3 is permitted development, but consent is required in this instance because of the intended mixed use.

No physical alterations are required other than works to create a new separate entrance to a modified staircase leading to the first floor.

HISTORY

Various and numerous history files. None are particularly relevant to this proposal.

Accompanying applications-

13/00186/FUL - Application for planning permission for conversion of first floor to 4 No. flats.

13/00187/LBC - Application for listed building consent for conversion of first floor to 4 No. flats.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that decision must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise.

In March 2012 the existing national Planning Policy Statements and Guidance Notes (PPS's and PPG's) were superseded by the publication of the National Planning Policy Framework.

Paragraph 132 of Chapter 12 to the National Planning Policy Framework advises:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'*

National Planning Policy Framework (March 2012):

Chapter 7 - Requiring Good Design

Chapter 11 - Conserving and Enhancing the Natural Environment

Chapter 12 - Conserving and Enhancing the Historic Environment

The development plan comprises the saved policies of the Somerset and Exmoor National Park Joint Structure Plan Review, and the South Somerset Local Plan.

The policies of most relevance to the proposal are:

Somerset and Exmoor National Park Joint Structure Plan (adopted April 2000):

STR1 - Sustainable Development

STR2 - Towns

STR4 - Development in Towns

Policy 9 - Historic Environment

Policy 49 - Transport Requirements of New Development

South Somerset Local Plan (adopted April 2006):

ST5 - General Principles of Development

ST6 - The Quality of Development

EH1 - Conservation Area

EH5 - Development Proposals Affecting the Setting of Listed Buildings

Other

Somerset County Council Parking Strategy (March 2012)

CONSULTATIONS

No consultations had been received at the time of submitting this report.

Bodies consulted:

Highways Authority (Somerset CC)

SSDC Conservation Team

SSDC Environmental Protection

SSDC Building Control

SSDC Technical Services

REPRESENTATIONS

Neighbouring properties to the site have been notified in writing. In addition a press advert has been placed and a site notice displayed (Listed Building in a Conservation Area). No representations had been received at the time of writing this report.

CONSIDERATIONS

The principle issues in this case are:

- The loss of a public house, however as already explained a change of use from a public house to a retail shop or a restaurant is permitted development not requiring planning permission.
- The impact on the character of the Conservation Area.
- Impact of the restaurant on future inhabitants of the intended flats above by way of noise and disturbance and odour from the kitchen.
- Building Regulations, fire protections, means of escape etc.
- Refuse storage

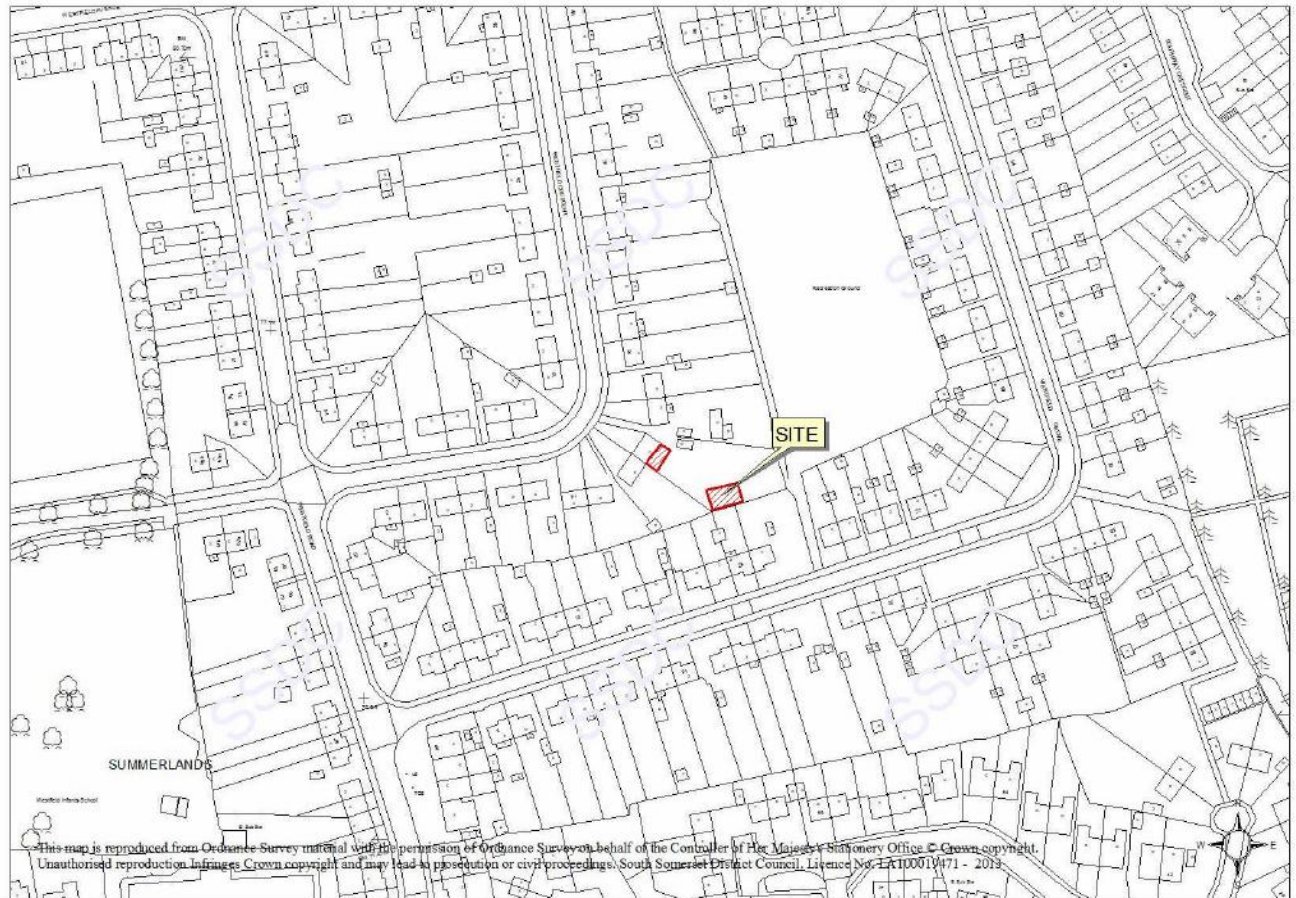
RECOMMENDATION

The views of Yeovil Town Council are invited.

5. **Officer Report On Planning Application: 13/00226/FUL**

Site Address:	20 Westfield Crescent Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Alterations and the erection of a single storey rear extension to the dwelling house and the erection of a detached triple garage (Revised Application) (GR 354715/116788)
Recommending Case Officer:	Jacqui Churchill
Target date :	29th March 2013
Applicant :	Mr Nathan Stimpson
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL



20 Westfield Crescent is a semi-detached two storey residential dwelling constructed of red brick under concrete tiled roof. It is sited in a corner plot on the southeastern side of Westfield Crescent and includes a modest front garden area and a generous rear garden area. The design and access statement suggests that the rear garden is disproportionate to the dwelling, the former being fifteen times the size of the latter. Access to the rear is gained via a driveway between the application property and neighbouring 22 Westfield Grove. There is an existing single storey extension with a lean-to roof present to the rear of the property. The residential area in which the property sits is characterised by similar two storey semi-detached pairs of dwellings, many of which include rear extensions and structures to the rear.

The proposal seeks alterations and the erection of a single storey rear extension to the dwellinghouse and the erection of a triple detached garage.

Following refusal of previous larger schemes (11/04353/FUL and 12/04148/FUL) further negotiations have taken place between the applicant and planning officer. The applicant has since reduced the scale of both the rear extension and garage.

The single storey extension is to be sited on the dwelling's rear elevation, of materials to match the main dwelling and will replace the existing modest single storey lean-to

extension in the same position. In terms of scale, the extension would measure approximately 8.2 metres in width, extending the full width of the main dwelling and 3.8 metres in depth with a maximum height of 3.4 metres. In terms of openings, it is proposed that there will be one window in the side (northeast) elevation, French doors in the rear elevation and 3 no. roof lights. There are no proposed windows in the side (southwest) elevation. The additional space would be used as a dining room and living room.

The triple garage is to be sited 0.9 metres away from the property's southern boundary and constructed of single skin block work and external render painted in Sandtex Cornish Cream with an apex roof. The doors will be pale olive green. In terms of its scale, the garage will measure approximately 11.5 metres in length and 7.6 metres in width, 2.4 metres in height to the eaves and 3m in height to the ridge of the apex roof. Proposed openings consist of two windows in the western elevation, three high level windows in the eastern elevation and 3 garage doors and a single pedestrian door in the northern flank, facing into the rear garden. No openings are proposed in the southern elevation against the southern boundary of the property. The applicant states that the apex roof will be pitched at 8 degrees and clad in corrugated metal sheeting pre-coloured with slate grey polymer coating. The garage will be used to provide a domestic workshop and garaging facilities for the cars currently parked on the site.

The scheme also includes landscaping to the rear in the form of lawned areas, flower/shrub beds and a driveway constructed of hand laid bricks on a foundation of Terram geotextile and free draining granular material.

HISTORY

12/04148/FUL – Alterations and the erection of a single storey rear extension to dwellinghouse and the erection of a triple garage – application refused. Justification: The proposed triple garage, by reason of its excessive height, siting and proximity to the boundary will cause unacceptable harm to the residential amenity of the neighbouring occupiers through overshadowing as well as resulting in an overbearing and un-neighbourly form of development contrary to saved Policy ST6 of the South Somerset Local Plan (2006) and the core planning principles of the National Planning Policy Framework (2012). The proposed single storey rear extension by virtue of its height, bulk and close proximity to the boundary of the site would lead to overshadowing, as well as resulting in an overbearing and unneighbourly form of development that will cause unacceptable harm to the residential amenity of the occupiers of 18 Westfield Crescent. As such, the proposal is contrary to saved policy ST6 of the South Somerset Local Plan 2006 and the core planning principles of the National Planning Policy Framework.

11/04353/FUL – Alterations and the erection of a single storey rear extension to dwelling house and the erection of a triple detached garage – application refused. Justification: It is considered that the proposed extension by reason of its size would be out of keeping with the existing dwellinghouse and would cause detrimental harm to residential amenity. The triple garage is considered by reason of its external appearance and siting to cause demonstrable harm to visual and residential amenity. The scheme is therefore contrary to policies ST5 and ST6 of the South Somerset Local Plan (Adopted April 2006).

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that decision must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise.

Somerset and Exmoor National Park Joint Structure Plan (Adopted 2000)
STR1 - Sustainable Development
STR2 (Towns)
STR4 (Development in Towns)

South Somerset Local Plan (Adopted April 2006)
ST5 - General Principles of Development
ST6 - The Quality of Development

Regard shall also be had to:
National Planning Policy Framework (March 2012):
Chapter 7 (Requiring Good Design)

Extensions and Alterations to Houses – A Design Guide – South Somerset District Council 2010.

CONSULTATIONS

SSDC Technical Services – awaiting response
SCC Highways – awaiting response
Yeovil Town Council – observations sought

REPRESENTATIONS

Five neighbours were notified. At the time of writing this report no responses had been received.

CONSIDERATIONS

This is an extension to a domestic property and therefore the principle of development is acceptable. The main consideration of the application lies with policy ST5 and ST6 of the Local Plan, namely:

- Is the design and scale of the extension and garage subservient and in keeping with the existing and neighbouring houses and surrounding area?
- Do the extension and garage cause demonstrable harm to the residential amenities of the existing or neighbouring householders?

RECOMMENDATION

The views of the Town Council are invited.

PLANNING DECISIONS

12/04615/FUL The erection of a two storey side extension to dwellinghouse at 129 West Hendford Yeovil Somerset BA20 2AQ
Applicant Mr Adam Allen

APPROVAL subject to conditions

12/04797/FUL The erection of a single storey rear extension to dwellinghouse at 21 Mount Pleasant Yeovil Somerset BA21 4JL
Applicant Mr Barry Upshall

APPROVAL subject to conditions

12/04841/COU Change of use of premises from Use Class D1 to Use Class B1 and associated works to parking at Preston Road Clinic Preston Road Yeovil Somerset BA21 3AA
Applicant Blueloop Ltd

APPROVAL subject to conditions

12/04935/FUL The erection of a replacement garage with bin store at 109 Milford Road Yeovil Somerset BA21 4QG
Applicant Mr N Ward

APPROVAL subject to conditions

13/00104/R3C Retrospective application for the formation of an earth bund to the south east corner of the playing field at Fiveways School Victoria Road Yeovil Somerset BA21 5AZ
Applicant Mr Mark Collis

NO OBJECTIONS

Note:

Highlighted Planning Decisions:

Decision of District Council differs from Yeovil Town Council Recommendation.