



Yeovil Town Council

**Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ**

Phone 01935 382424

Fax 01935 382429

E-mail alan.tawse@southsomerset.gov.uk

Planning and Licensing Committee

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

The Time... **7.00pm**

The Date... **Monday 14 January 2008**

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

The Committee will be discussing all the items listed overleaf

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



Alan Tawse

Alan Tawse
Town Clerk

08 January 2008

Please contact Sally Bing at the Town House for more information about this meeting

To:

J Vincent Chainey

Philip Chandler

Clive Davis

Julian Freke

Pete Goodman

John Grana

Simon Hester

Tony Lock (Ex-officio)

Tom Parsley

Wes Read (Chairman) (Ex-officio)

David Recardo (Vice Chairman)

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 2 January 2008.

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 22)

5. **PLANNING DECISIONS** (Pages 23 to 24)

6. **CORRESPONDENCE**

7. **FINANCIAL STATEMENT – PERIOD ENDING 30 NOVEMBER 2007**

To consider the Financial Statement for period 1 October to 30 November 2007. See attached report at pages 25 to 30.

	Application No	Proposal	Address
1	07/04838/LBC	The conversion of Day Centre to 5 No. residential units with internal and external alterations to planning approval 06/02049/LBC (i.e reinstatement of dormer windows/revised layout)(GR 355694/115726)	Penn House Penn Hill Yeovil
2	07/05457/FUL	The conversion of Day Centre to 5 No. residential units with internal and external alterations to planning approval 06/02049/LBC (i.e reinstatement of dormer windows/revised layout)(GR 355694/115726)	Penn House Penn Hill Yeovil
3	07/05428/FUL	The erection of 3 no. dwelling houses and the formation of a private access road (GR 354760/116725)	24 Westfield Grove Yeovil Somerset
4	07/05536/FUL	The erection of a double garage and boundary fencing (Retrospective)(GR 354350/114792)	49 Yew Tree Close Yeovil Somerset
5	07/05544/FUL	The formation of a vehicular access and the erection of a detached dwelling with integral garage (GR 354781/114607)	22 Hillgrove Avenue Yeovil Somerset
6	07/05551/FUL	Demolition of existing garages and erection of two storey and single storey extensions incorporating two integral garages(GR 354781/114607)	22 Hillgrove Avenue Yeovil Somerset
7	07/05666/FUL	The erection of an extension to rear of bungalow and the relocation of timber garage (GR 354191/114398)	30 Beaconfield Road Yeovil Somerset
8	08/00065/FUL	The erection of a conservatory to rear of dwellinghouse (GR: 355011/116257)	13 West Park Yeovil Somerset

PLANNING MEETING
MONDAY 14 JANUARY 2008

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 that where the Town Council, through this Committee wishes to change the recommendation of the Area Planning Manager, the application affected by that change should be referred to the Area South Committee.

Additionally there will be other applications, particularly those relating to major development, which fall outside the scope of the delegation agreement and will have to be referred to Area South Committee. This requirement will be indicated in the recommendation at the end of the report.

Also, individual District Council Ward Members can request that planning applications in their wards be referred to the Area South Committee.

The Committee is asked to move the adoption of the recommendations of the Area Planning Manager subject to any amendments or additions, which might be made during consideration of the Plans List.

As the Plans List appears as one item on the Committee Agenda, the final decisions on individual applications are not made until the resolution at the end of the Plans List is passed accepting the recommendations of the Area Planning Manager and any amendments or additions made to them.

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, Petters House, Petters Way, Yeovil, BA20 1AS.

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

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.

1. Officer Report On Planning Application: 07/04838/LBC

Site Address:	Penn House Penn Hill Yeovil
Ward :	Yeovil (Central)
Proposal :	The conversion of Day Centre to 5 No. residential units with internal and external alterations to planning approval 06/02049/LBC (i.e reinstatement of dormer windows/revised layout)(GR 355694/115726)
Recommending Case Officer:	Nicholas Head
Target date :	23rd January 2008
Applicant :	Ashley Herman Developments
Type :	Other LBC Alteration

SITE DESCRIPTION AND PROPOSAL

The site is located on Penn Hill, immediately south of the Yeovil town centre. The site takes access off St Nicholas Close which forms part of its northern boundary. To the south and east are the open grounds linking through to the Penn Hill Park.

The site is occupied by the Grade II listed Penn House, the first house built on Penn Hill, probably in the late 18th Century. The house was substantially enlarged in the mid-19th Century, and a modern extension added in the 1950s to the services wing on the north side.

Permission was granted in 2006 for conversion of the building to five residential units. The current application proposes some alterations to the internal arrangement, and minor changes to the exterior, which include:

- five dormer windows, in positions where dormers were previously located
- minor alterations to approved external openings (doors, windows)
- one new window opening, on west side of 1950s extension

Planning permission is dealt with under parallel application number 07/05457/FUL



HISTORY

History of use change in 1980s:

- 1988 - The conversion of the ground floor to offices and the first floor as a flat - full application and listed building consent approved with conditions
- 1988 - Outline permission for erection of 4 bungalows with garages and construction of an access road - conditionally approved
- 1988 - change of use of first floor from flat to offices - conditionally approved
- 1990 - erection of an extension to office - conditionally approved

Recent history:

- 05/01376/LBC - Internal and external alterations, to enable conversion of building into four residential dwellings - withdrawn
- 05/01952/LBC - Conversion of Day Centre for mental health services to 5 No. residential units. Demolition of covered way and fire escape to west elevation and the formation of a new entrance - withdrawn
- 06/00910/LBC - The conversion of Day Centre for Mental Health Services to 5 residential units. The formation of new entrance to proposed unit 2, demolition of covered way and fire escape to proposed unit 1 - withdrawn
- 06/02049/LBC - The conversion of Day Centre for Mental Health Services to 5 residential units. The formation of new entrance to proposed unit 2, demolition of

covered way and fire escape to proposed unit 1 (re-submission) - permitted with conditions

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.

Relevant Development Plan Documents

Regional Spatial Strategy: Regional Planning Guidance for the South West (2001) adopted 2004.

VIS2 - Principles of Future Development

EN3 - The Historic Environment

Somerset and Exmoor National Park Joint Structure Plan

STR1 - Sustainable Development

Policy 9 - The Built Historic Environment

South Somerset Local Plan (Adopted April 2006)

EH1 - Conservation Areas

EH3 - Listed Buildings

PPG15 - Planning and the Historic Environment

CONSULTATIONS

SSDC Technical services: No comment

SSDC Conservation Officer (in response to parallel listed building consent application 07/04831/LBC): no objection to this revised scheme, however no details of the new boundary wall (mentioned in the D & A statement) have been submitted. Plans/elevations would be required.

REPRESENTATIONS

One letter received, from the owner/occupier, 8 Penn Hill: Concern expressed that the dormer windows will overlook their property; noting that the dormer windows have already been installed.

CONSIDERATIONS

The following issues are relevant to the consideration of the application for listed building consent:

1. Internal Changes to approved layout: The proposals are minor in nature and aim to improve the approved scheme of subdivision of the building; any change to the fabric of the building needs to preserve or enhance the character and appearance of the building.

2. External changes to approved layout: The changes to the exterior of the building are also minor - consideration needs to be given to whether they will preserve or enhance the character and appearance of the listed building.

The dormer windows replace structures which historically existed on the roof of the building, as evidenced by photographic records. Their design aims to re-create the character of the originals, and complement the appearance of the building. These windows have been installed, making this aspect of the application retrospective.

The observations of the Yeovil Town Council are invited.

2. Officer Report On Planning Application: 07/05457/FUL

Site Address:	Penn House Penn Hill Yeovil
Ward :	Yeovil (Central)
Proposal :	The conversion of Day Centre to 5 No. residential units with internal and external alterations to planning approval 06/02049/LBC (i.e reinstatement of dormer windows/ revised layout)(GR 355694/115726)
Recommending Case Officer:	Nicholas Head
Target date :	23rd January 2008
Applicant :	Ashley Herman Developments
Type :	Minor Dwellings 1-9 site less than 1ha

SITE DESCRIPTION AND PROPOSAL

The site is located on Penn Hill, immediately south of the Yeovil town centre. The site takes access off St Nicholas Close which forms part of its northern boundary. To the south and east are the open grounds linking through to the Penn Hill Park.

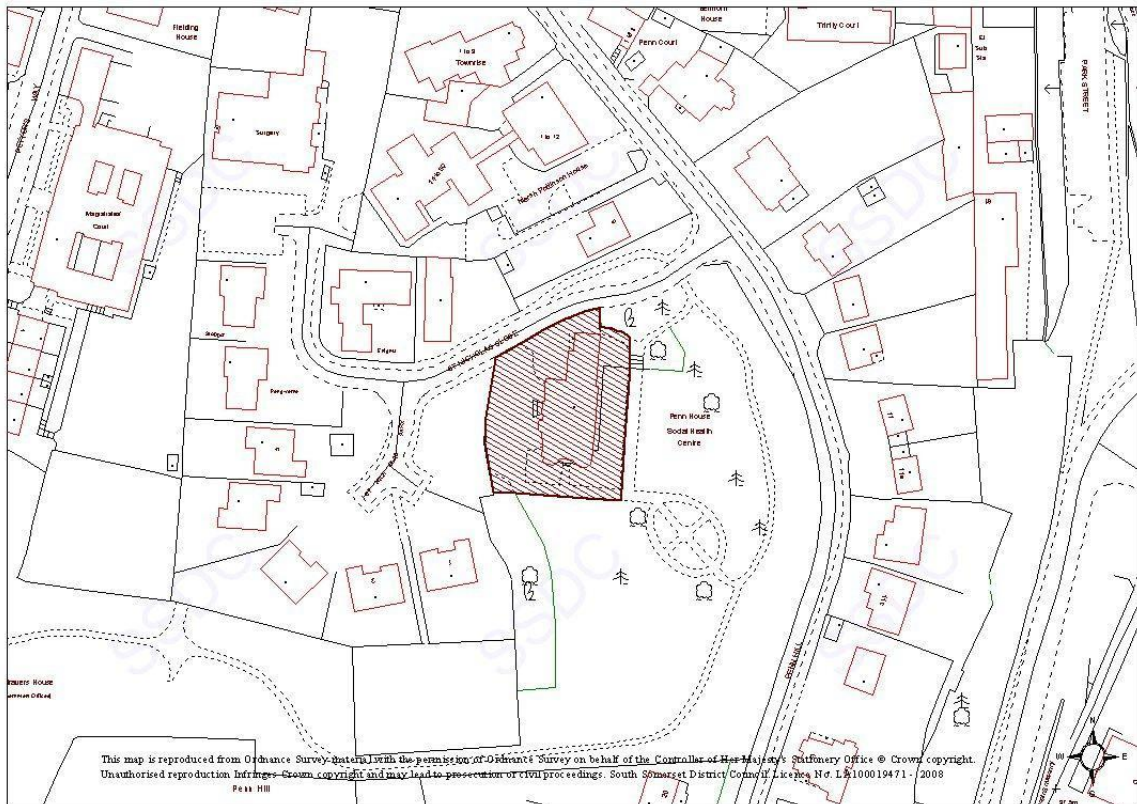
The site is within the Yeovil Town Centre, and the Yeovil Conservation Area.

The site is occupied by the Grade II listed Penn House, the first house built on Penn Hill, probably in the late 18th Century. The house was substantially enlarged in the mid-19th Century, and a modern extension added in the 1950s to the services wing on the north side.

Permission was granted in 2006 for conversion of the building to five residential units. The current application proposes some alterations to the internal arrangement, and minor changes to the exterior, which include:

- five dormer windows, in positions where dormers were previously located
- minor alterations to approved external openings (doors, windows)
- one new window opening, on west side of 1950s extension

Listed Building Consent is dealt with under parallel application number 07/04838/LBC.



HISTORY

History of use change in 1980s:

- 1988 - The conversion of the ground floor to offices and the first floor as a flat - full application and listed building consent approved with conditions
- 1988 - Outline permission for erection of 4 bungalows with garages and construction of an access road - conditionally approved
- 1988 - change of use of first floor from flat to offices - conditionally approved
- 1990 - erection of an extension to office - conditionally approved

Recent history:

- 05/01376/LBC - Internal and external alterations, to enable conversion of building into four residential dwellings - withdrawn
- 05/01373/FUL - Conversion of building used for NHS Day Centre into four residential dwellings - withdrawn
- 05/01952/LBC - Conversion of Day Centre for mental health services to 5 No. residential units. Demolition of covered way and fire escape to west elevation and the formation of a new entrance - withdrawn
- 05/01945/FUL - Conversion of Day Centre for mental health services to 5 No. residential units. Demolition of covered way and fire escape to west elevation and the formation of a new entrance - withdrawn
- 06/00910/LBC - The conversion of Day Centre for Mental Health Services to 5 residential units. The formation of new entrance to proposed unit 2, demolition of covered way and fire escape to proposed unit 1 - withdrawn
- 06/00912/FUL - The conversion of Day Centre for Mental Health Services to 5 residential units. The formation of new entrance to proposed unit 2, demolition of covered way and fire escape to proposed unit 1 - withdrawn
- 06/02049/LBC - The conversion of Day Centre for Mental Health Services to 5 residential units. The formation of new entrance to proposed unit 2, demolition of

covered way and fire escape to proposed unit 1 (re-submission) - permitted with conditions

06/02048/FUL - The conversion of Day Centre for Mental Health Services to 5 residential units. The formation of new entrance to proposed unit 2, demolition of covered way and fire escape to proposed unit 1 (re-submission) - permitted with conditions

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.

Relevant Development Plan Documents

Regional Spatial Strategy: Regional Planning Guidance for the South West (2001) adopted 2004.

VIS2 - Principles of Future Development

EN3 - The Historic Environment

EN4 - Quality in the Built Environment

Somerset and Exmoor National Park Joint Structure Plan

STR1 - Sustainable Development

Policy 9 - The Built Historic Environment

South Somerset Local Plan (Adopted April 2006)

ST5 - General Principles of Development

ST6 - Quality of Development

EH1 - Conservation Areas

EH3 - Listed Buildings

MC4 - Other Uses in Town Centres

CONSULTATIONS

Highways Authority: No objection subject to conditions

SSDC Technical services: No comment

SSDC Conservation Officer (in response to parallel listed building consent application 07/04831/LBC): no objection to this revised scheme, however no details of the new boundary wall (mentioned in the D & A statement) have been submitted. Plans/elevations would be required.

REPRESENTATIONS

One letter received, from the owner/occupier, 8 Penn Hill: Concern expressed that the dormer windows will overlook their property; noting that the dormer windows have already been installed.

CONSIDERATIONS

As the property already has planning permission for the creation of five dwellings within this building, the following issues are significant:

1. Internal Changes to approved layout: The proposals are minor in nature and aim to improve the approved scheme of subdivision of the building; there is no change to the number of dwelling units created.

2. External changes to approved layout: The changes to the exterior of the building are also minor - consideration needs to be given to whether they will preserve or enhance the character and appearance of both the conservation area and the listed building.

The dormer windows replace structures which historically existed on the roof of the building, as evidenced by photographic records. Their design aims to re-create the character of the originals, and complement the appearance of the building. These windows have been installed, making this aspect of the application retrospective.

3. Overlooking: the owner of 8 Penn Hill has raised this as a problem. In respect of this property, which is to the north of Penn House, across St Nicholas Close, the distance between the dormer window and the dwelling is more than 30m, and there is a significant height difference. (as a general guideline, the '20m rule' is sometimes invoked, as being the minimum acceptable distance where there is window-to-window visibility between buildings directly facing each other and on the same level; no dwelling, or outdoor living space, is within 20m of any of the dormers proposed).

SECTION 106 PLANNING OBLIGATION

Not relevant.

The observations of the Yeovil Town Council are invited.

3. Officer Report On Planning Application: 07/05428/FUL

Site Address:	24 Westfield Grove Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of 3 no. dwelling houses and the formation of a private access road (GR 354760/116725)
Recommending Case Officer:	Helen Ferdinand
Target date :	22nd January 2008
Applicant :	Brookvale Homes (SW) Ltd
Type :	Minor Dwellings 1-9 site less than 1ha

SITE DESCRIPTION AND PROPOSAL

End of terrace two storey dwelling sited on a large plot to the south of Westfield Grove. A large beech tree is situated in the south east corner of the garden. The subject land is adjacent to the properties along Willow Road.

Planning permission is sought for three new dwellings in a terrace together with a new access off Westfield Grove.



HISTORY

None.

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,

Relevant Development Plan Documents

Regional Spatial Strategy:

VIS 1

VIS 2

Somerset and Exmoor National Park Joint Structure Plan

Policy STR1: Sustainable Development

South Somerset Local Plan (Adopted April 2006)

Policy ST5: General principles of Development

Policy ST6: Quality of Development

CONSULTATIONS

Yeovil Town Council (14/1/08):

County Highways: no response to date.

Arborist: no response to date.

District Engineer: surface water disposal via soakaways.

REPRESENTATIONS

Five letters of objection have been received from residents in Willow Road. In summary the points raised are as follows:

- too close to the properties on Willow Road which have small rear gardens
- overlooking and loss of privacy to properties in Willow Road
- concern regarding the maintenance of the large tree
- loss of light
- restrict the view
- the proposal allows for further development in adjoining rear gardens along Westfield Grove
- depreciation of house values
- overcrowded houses
- drainage problems
-

CONSIDERATIONS

The application lies within the defined 'development area' for Yeovil and therefore the principle of development is accepted. However, the proposals raise a number of detailed planning matters which need to be considered:

- Are the proposed three dwellings in keeping with the character and form of the area?
- Are the proposed new dwellings too close to the properties on Willow Road?
- Is the impact on the residential amenity of the occupants of the houses to the rear of the site on Willow Road and the neighbouring properties on Westfield Grove acceptable in respect of overlooking and loss of privacy?
- If allowed, will the proposed development open up the land to the rear of Westfield Grove for additional piecemeal development?

SECTION 106 PLANNING OBLIGATION

n/a

The observations of the Yeovil Town Council are invited.

4. Officer Report On Planning Application: 07/05536/FUL

Site Address:	49 Yew Tree Close Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a double garage and boundary fencing (Retrospective)(GR 354350/114792)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	15th February 2008
Applicant :	Mr S Burroughes
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL

The proposal seeks retrospective permission for the erection of a double garage to the side of the existing dwelling and boundary fencing. The dwelling is a two storey semi-

detached house, with a garage located in a lower ground floor directly beneath the property. The house is a brick construction with white render panels and white UPVC window frames under a concrete tiled roof. The neighbouring properties are a mixture of the same type of buildings and brick built bungalows. They are built at various levels in comparison to the proposed due to the gradient in the land.

The proposed garage is currently under construction from blockwork. The proposed felt covered timber roof is incomplete, as is the elevation of the proposed garage that will be visible from the road. This elevation will be finished with painted render to match the panels on the existing building.

The proposed boundary treatment has already been erected and consists of close board timber fencing on the boundary with the highway. The section of fencing covered by this applications is approximately 1.8 metres high so is therefore too high to be considered permitted development.



HISTORY

07/00443/OPERA - Enforcement Enquiry - Pending consideration, Opened 15/10/2007

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,

Relevant Development Plan Documents

Regional Spatial Strategy:

VIS1 - Expressing the Vision
VIS2 - Principles for Future Development
EN4 - Quality in the Built Environment

Somerset and Exmoor National Park Joint Structure Plan
STR1 - Sustainable Development
Policy 49 - Transport Requirements of New Development

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

CONSULTATIONS

SSDC Technical Services - No comment received to date
County Highways - No comment received to date
Town Council -

REPRESENTATIONS

None received to date

CONSIDERATIONS

The main considerations are:

- The affect on residential amenity of occupiers of adjacent properties
- The affect on the form, character and setting of the locality
- The affect on highway safety

The observations of the Yeovil Town Council are invited.

5. Officer Report On Planning Application: 07/05544/FUL

Site Address:	22 Hillgrove Avenue Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The formation of a vehicular access and the erection of a detached dwelling with integral garage (GR 354781/114607)
Recommending Case Officer:	Helen Ferdinand
Target date :	
Applicant :	Mr And Mrs S Hibbert
Type :	Minor Dwellings 1-9 site less than 1ha

SITE DESCRIPTION AND PROPOSAL

Two storey detached red brick house on corner of Turners Barn Road and Hillgrove Avenue.

Planning permission is sought for a new dwelling within the curtilage of the existing house. A separate planning application has also been submitted for a two storey extension to the existing house (07/005551/FUL).



HISTORY

Planning permission has been granted in 1978 and 1982 for the erection of a new dwelling house on land adjacent to 22 Hillgrove Avenue.

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,

Relevant Development Plan Documents

Regional Spatial Strategy:

VIS 1

VIS 2

Somerset and Exmoor National Park Joint Structure Plan

STR1: Sustainable Development

South Somerset Local Plan (Adopted April 2006)

Policy ST5: General principles of Development

Policy ST6: Quality of Development

CONSULTATIONS

Yeovil Town Council (14/1/08):

County Highways: no response to date

REPRESENTATIONS

One letter received to date not objecting, but requesting notification to any changes to the proposals including boundary fences.

CONSIDERATIONS

The site lies within the defined 'development area' for Yeovil and therefore the principle of development is accepted. The material planning considerations are as follows:

- density of development
- design / street scene
- impact on residential amenity
- new access

SECTION 106 PLANNING OBLIGATION

n/a

The observations of the Yeovil Town Council are invited.

6. Officer Report On Planning Application: 07/05551/FUL

Site Address:	22 Hillgrove Avenue Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Demolition of existing garages and erection of two storey and single storey extensions incorporating two integral garages(GR 354781/114607)
Recommending Case Officer:	Helen Ferdinand
Target date :	
Applicant :	Mr And Mrs S Hibbert
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL

Proposed extensions to provide two new garages and downstairs utility room to side and rear of existing house with master bedroom with en-suite above. The main two storey element would be flush with the existing front elevation of the dwelling with the garages projecting forward and wrapping around the side at single storey. The materials proposed would match the existing house being red brick with tiled roof. The garages would be served from the existing driveway to Turner's Barn Lane. The existing two garages lying to the rear of the property would be demolished. There is a separate application for subdivision of the curtilage for a new dwelling.



HISTORY

See also above application 07/05544/FUL for erection of dwelling. Not yet determined.
Previous permission granted for erection of dwelling adjoining 22 Hillgrove Avenue granted 1978 and 1982.

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,

Relevant Development Plan Documents

Regional Spatial Strategy:

Vis 1 - Expressing the Vision

Vis 2 - Principles for Future Development

EN4 - Quality in the Built Environment

Somerset and Exmoor National Park Joint Structure Plan

South Somerset Local Plan (Adopted April 2006)

ST6 - Quality of Development

ST5 - Principle of Development

CONSULTATIONS

SSDC Technical Services - No comments

Highways - No observations

REPRESENTATIONS

None received to date

CONSIDERATIONS

The site lies within the existing urban area and thus the principle of an extension is acceptable. The application makes use of the existing access and given the comments of the highway authority there are no objections to the resiting of the garages in this respect.

The main issues for consideration are:

- The affect on residential amenity of occupiers of adjacent properties
- The affect on the character and appearance of street scene

The fact that a separate application has been made for the subdivision of the curtilage should not be taken into account on this scheme which should be considered on its own merits as an extension to the existing house.

The observations of the Yeovil Town Council are invited.

7. Officer Report On Planning Application: 07/05666/FUL

Site Address:	30 Beaconfield Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of an extension to rear of bungalow and the relocation of timber garage (GR 354191/114398)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	25th February 2008
Applicant :	Mr And Mrs J Richards
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL

The proposal seeks permission to erect a single storey extension to the rear of the property, and for the relocation of a timber garage to create space for the proposed extension. The property is a detached bungalow finished in white render, with terracotta coloured roof tiles and white UPVC window frames. The building has already been extended to the east side, which permission was granted for in January 2003. The bungalow is located in a residential area with similar properties on the same side of the street and two storey detached properties opposite. To the rear is a large garden with high boundary treatments of fencing and hedge, and backing onto open countryside. There is a public right of way running across the back of the curtilage. The proposed extension is to be finished with render and concrete roman tiles to match the existing building.



HISTORY

02/03180/FUL - Alterations and extension to bungalow - Application permitted with conditions 07/01/2003.

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,

Relevant Development Plan Documents

Regional Spatial Strategy:

VIS1 - Expressing the Vision

VIS2 - Principles for Future Development

EN4 - Quality in the Built Environment

Somerset and Exmoor National Park Joint Structure Plan

South Somerset Local Plan (Adopted April 2006)

ST6 - Quality of Development

ST5 - Principle of Development

CONSULTATIONS

SSDC Technical Services - No comment received

County Highways - No comment received

SSDC Rights of Way Officer - No comment received

Town/Parish Council -

REPRESENTATIONS

None received.

CONSIDERATIONS

The main considerations are:

The affect on residential amenity of occupiers of adjacent properties

The affect on the form, character and setting of the locality

The observations of the Yeovil Town Council are invited.

8. Officer Report On Planning Application: 08/00065/FUL

Site Address:	13 West Park Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The erection of a conservatory to rear of dwellinghouse (GR: 355011/116257)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	18th February 2008
Applicant :	Mr & Mrs K R Lambert
Type :	Other Householder - not a Change of Use

SITE DESCRIPTION AND PROPOSAL

The proposal seeks permission for the erection of a conservatory to the rear of the dwelling. The property is a two storey detached house, constructed from red brick with areas finished with pebbledash render. The property has concrete roof tiles and white UPVC window frames. It has an existing two-storey extension to the side, and a single storey flat roofed extension to the rear. There is a large garden to the rear enclosed with fencing, trees and shrubs. The house is located within the Yeovil development area. The proposed conservatory will be constructed from white UPVC, glazing and a brick plinth to match the existing building.



HISTORY

None recent

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.

Relevant Development Plan Documents

Regional Spatial Strategy:

VIS1 - Expressing the Vision

VIS2 - Principles for Future Development

EN4 - Quality in the Built Environment

Somerset and Exmoor National Park Joint Structure Plan

STR1 - Sustainable Development

South Somerset Local Plan (Adopted April 2006)

ST6 - Quality of Development

CONSULTATIONS

SSDC Technical Services - No comment received

County Highways - No comment received

SSDC Environmental Protection Unit - No comment received

Town Council -

REPRESENTATIONS

None received.

CONSIDERATIONS

The two main considerations are:

- The affect on the residential amenity of occupiers of adjacent properties
- The affect on the form, character and setting of the local area

The observations of the Yeovil Town Council are invited.

PLANNING DECISIONS

07/04399/ADV Replacement of exterior fascia in satin black aluminium with internally illuminated logo installed centrally at 11 Vicarage Walk Yeovil Somerset BA21 1EU. Applicant: Mr Terry Elrick

APPROVED subject to conditions

07/04495/OUT The Erection of two No. dwellings at 17/19 Preston Road Yeovil Somerset BA21 3AD. Applicant: Mr M G Jones, Mr C Collins and Mrs P Collins.

REFUSED

07/04707/FUL Alterations and the Erection of a single storey rear extension to dwelling at 16 Ashford Grove Yeovil Somerset BA21 4PQ. Applicant: Mr and Mrs Jackson.

APPROVED subject to conditions

07/04742/FUL Retrospective application to re-position front boundary fence at 97 Bell Chase Yeovil Somerset BA20 2FF. Applicant: David Smith

APPROVED subject to conditions

07/04792/FUL The erection of a 2meter High boundary fence 98 Combe Park Yeovil Somerset BA21 3BE. Applicant: C S Howes.

APPROVED subject to conditions

07/04816/FUL Loft Conversion and the erection of a two storey extension to dwelling at 103 Seaton Road Yeovil Somerset BA20 2AP. Applicant: Mr and Mrs Ramsbottom.

APPROVED subject to conditions

07/04975/FUL Alterations to access and alterations, extension and conversion of premises to form two flats at 3 Stratford Road Yeovil Somerset BA21 3AJ. Applicant: Mr T C Evans

APPROVED subject to conditions

07/04989/LBC Erection of 2 no covered pergolas at rear at Butchers Arms 13 Hendford Yeovil Somerset BA20 1TQ. Applicant: Punch Taverns (PTL) Ltd.

CONSENT IS NOT REQUIRED

07/05066/FUL Alterations and conversion of existing redundant garaging to retail sale shop for sale of company and associated products and provision of associated car parking spaces from existing spaces provided on site at Pittard Garner Plc 199 Sherborne Road Yeovil Somerset BA21 5BA. Applicant: Mrs J Williams

APPROVED subject to conditions

07/05084/TPO Application to carry out tree surgery works to one Oak tree subject of the South Somerset District Council (Yeovil No. 3) Tree Preservation Order 1972 at 95 Southway Drive Yeovil Somerset BA21 3EB. Applicant: Mr Ian Prestwood.

APPROVED

07/05142/FUL Erection of first floor extension at Tall Chimneys 124A West Coker Road Yeovil Somerset BA20 2JE. Applicant: Mr P Paniccia.

APPROVED subject to conditions

07/05250/TPO Application to carry out tree surgery work to a popular tree shown as being T14 of the South Somerset District Council (Yeovil No.1) Tree Preservation Order 1993 at 82 College Green Yeovil Somerset BA21 4JU. Applicant: Mr and Mrs S G Casey.

APPROVED subject to conditions