



## Yeovil Town Council

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# Planning and Licensing Committee

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

The Time... **7.00pm**

The Date... **Monday 5 January 2009**

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

29 December 2008

To: All Members of the Planning and Licensing  
Committee

J Vincent Chainey

Philip Chandler (Chairman) (Ex-officio)

Clive Davis (Vice-Chairman)

Julian Freke

Pete Goodman

John Grana

Simon Hester

Tom Parsley

Wes Read (Ex-officio)

David Recardo

## **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 8 December 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 3 to 25)

5. **REPORT TABLE** (Page 26)

6. **PLANNING DECISIONS** (Pages 27 to 29)

7. **CORRESPONDENCE**

8. **TOWN AND COUNTRY PLANNING ACT 1990**  
**REPLACEMENT OF ARTIFICIAL TURF PITCH WITH A NEW RUBBER CRUMB**  
**SURFACE, TOGETHER WITH FENCING (UP TO 5M IN HEIGHT), STORE,**  
**ACCESS STEPS, MAINTENANCE ACCESS AND 8 NEW 15M HIGH LIGHTING**  
**COUMNS AT BUCKLERS' MEAD SCHOOL, 1 ST JOHNS ROAD, YEOVIL, BA21**  
**4nh (GRID REF: 356141-117547)**

Notification received that the above planning application has been granted Conditional Planning Permission.

	<b>Application No</b>	<b>Proposal</b>	<b>Address</b>
1	08/04334/FUL	The conversion of existing dwelling into 3 No. self contained units (GR 356628/116391)	163 Sherborne Road Yeovil Somerset
2	08/04860/FUL	Alterations, extension and conversion of 4 bedsits to form 5 self contained flats and extension to shop store to form internet cafe (Revised Application) (GR 356169/116112)	8 Wyndham Street Yeovil Somerset
3	08/04979/FUL	The erection of an extension to side and rear of dwellinghouse and loft conversion to include the formation of dormers (GR 356228/117351)	24 Woodstock Road Yeovil Somerset
4	08/05005/FUL	Alterations and the erection of a single storey and two storey rear extensions to dwelling ( GR 355395/116617)	36 Mudford Road Yeovil Somerset
5	08/05056/FUL	The erection of a two storey extension to dwellinghouse (GR 355187/115230)	8 Southwoods Yeovil Somerset
6	08/05095/FUL	The erection of a ground floor extension to dwelling (GR: 354541/116302)	37 St Andrews Road Yeovil Somerset
7	08/05189/FUL	The erection of a single storey replacement extension. (GR 355268/115323)	9A Southwoods Yeovil Somerset

**FOR INFORMATION**

8	<b><u>08/05052/FUL</u></b>	The erection of a garage with bedroom/study over (revised application) (GR 353684/116715)	16 Barlynch Court Brympton Yeovil
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**PLANNING MEETING**  
**MONDAY 5 JANUARY 2009**

**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

## 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: 08/04334/FUL

<b>Site Address:</b>	163 Sherborne Road Yeovil Somerset
<b>Ward :</b>	Yeovil (East)
<b>Proposal :</b>	The conversion of existing dwelling into 3 No. self contained units (GR 356628/116391)
<b>Recommending Case Officer:</b>	Andrew Collins
<b>Target date :</b>	20th January 2009
<b>Applicant :</b>	Home Group Ltd
<b>Type :</b>	Minor Dwellings 1-9 site less than 1ha

### SITE DESCRIPTION AND PROPOSAL



The property is located within the development area of Yeovil. The property is located on Sherborne Road near St Michaels Avenue. To the rear there is vehicular access via Great Western Terrace.

The property is constructed of brick and is a mid terrace 2 storey property with rooms in the roof on the front, Sherborne Road elevation.

This application is seeking planning permission to convert the existing dwelling into 3, 1 bed flats. One flat is proposed on the ground floor, along with a combined laundry, a flat is proposed on the second floor along with a kitchen for the top flat. The third floor has a bedroom and shower room.

The agents have stated that the units will provide accommodation for persons with or without a range of low support needs and that the applicant is a Registered Social Landlord.

To the rear, fronting Great Western Terrace it is proposed to remove an existing single storey lean-to.

No parking is proposed, but the plans show cycle parking. However, the County Highways Authority request a sheltered, secure store.

## **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:

VIS1

VIS2

EN4

Somerset and Exmoor National Park Joint Structure Plan

STR1 (Sustainable Development)

STR4 (Development in Towns)

Policy 48 (Access and Parking)

Policy 49 (Transport Requirements of New Development)

South Somerset Local Plan (Adopted April 2006)

ST3 (Development Areas)

ST5 (General Principles of Development)

ST6 (Quality of Development)

TP7 (Residential Parking Provision)

## **CONSULTATIONS**

Area Engineer - "No comment"

Somerset County Council - Highways - "No observation providing condition imposed for provision of sheltered / secure cycle storage within the site, (3 cycles) design and specification to be submitted to and approved by the Local Planning Authority."

Environmental Protection Unit - "I have no comments"

Yeovil Town Council -

### **REPRESENTATIONS**

None received.

### **CONSIDERATIONS**

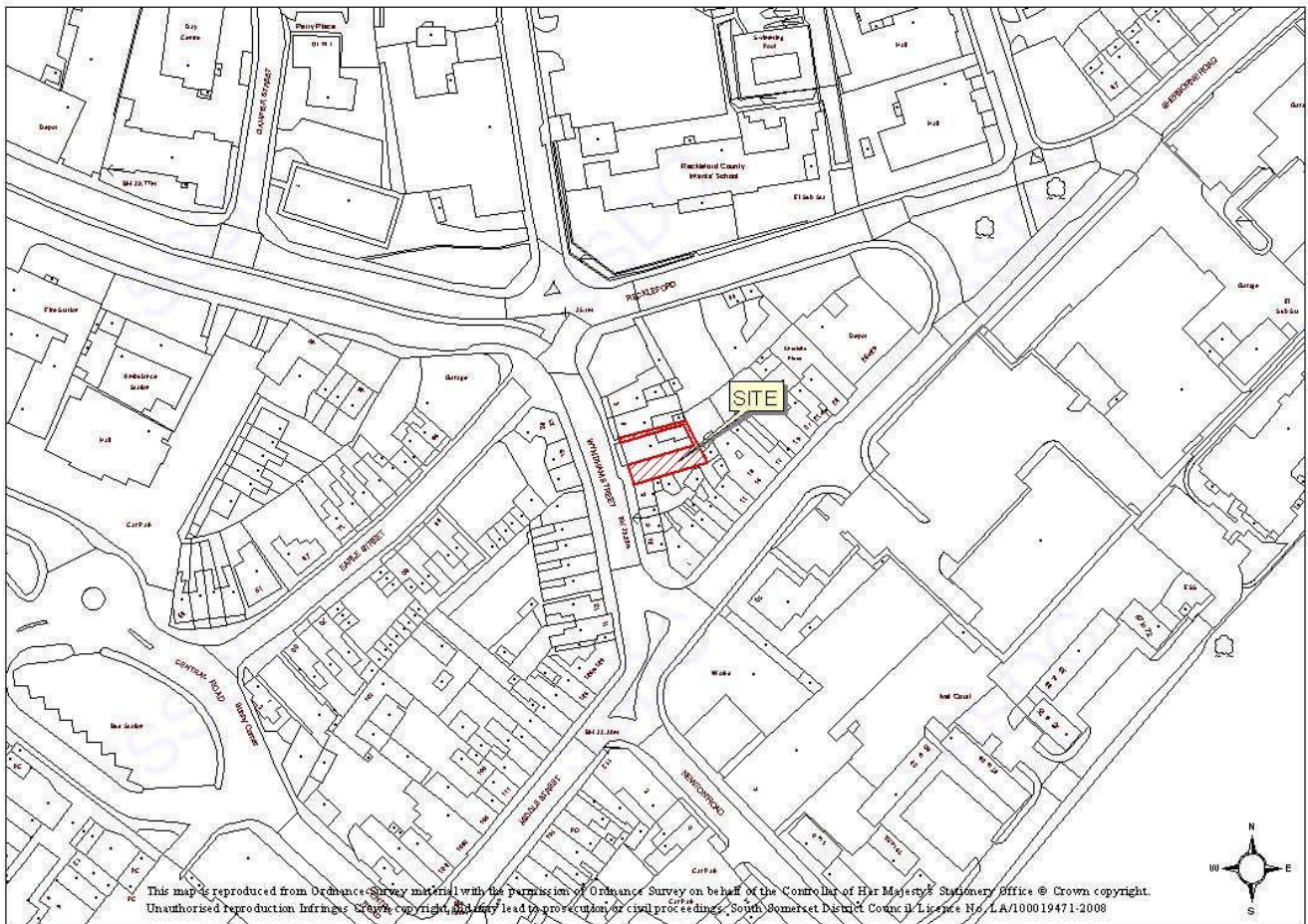
- Effect upon visual amenity
- Effect upon residential amenity
- Parking

The comments of Yeovil Town Council are invited.

## **2. Officer Report On Planning Application: 08/04860/FUL**

<b>Site Address:</b>	8 Wyndham Street Yeovil Somerset
<b>Ward :</b>	Yeovil (East)
<b>Proposal :</b>	Alterations, extension and conversion of 4 bedsits to form 5 self contained flats and extension to shop store to form internet cafe (Revised Application) (GR 356169/116112)
<b>Recommending Case Officer:</b>	Andrew Collins
<b>Target date :</b>	19th January 2009
<b>Applicant :</b>	Mr H Mustafa
<b>Type :</b>	Minor Dwellings 1-9 site less than 1ha

## **SITE DESCRIPTION AND PROPOSAL**



The site is located within the development area for Yeovil. The property is a 3 storey mid terrace property constructed of pebble dash to the front and natural stone with brick banding to the rear. The roof is covered in tile.

At No 6 Wyndham Street there is already a two storey extension with windows facing south toward the proposed extension.

There is an existing A1 Polish shop on the ground floor and 4 bed sits over the other 2 floors. To the rear is an existing two storey extension and attached single storey extension. A small yard is proposed to be retained at the rear.

It is proposed to erect a larger three storey extension to the rear and convert the property into 5, 1 one bed flats. The three storey extension is proposed to be 5.8m in length in addition to the existing 5.2m long extension and the existing extension is remodelled. Therefore the total length of the rear projection would be 11m which is the length of the rear yard. On the top floor, the extension is proposed to be set back 1.5m and a balcony over the roof below. It is proposed that the top floor windows and some of the side windows facing north are to be obscure. No windows are proposed to face south or east.

In addition, it is proposed on the ground floor to extend the full width of the plot, 6m and project 5.2m to provide an internet café (A1 use).

## **HISTORY**

761627 - Outline. Use of premises as office accommodation at 8 Wyndham Street, Yeovil  
- Conditionally approved - 20/10/76

790345 - The use of premises at 8 Wyndham Street, Yeovil as a print shop - Conditionally  
approval - 5/4/79

02/01022/COU - The change of use of premises from print shop to sandwich and salad  
bar - Application permitted with conditions - 30/5/02

08/03474/FUL - Alterations, extension and conversion of 4 no. bedsits to form 5 no. self  
contained flats and extension to shop store to form internet cafe (GR 356169/116112) -

## **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

VIS2

EN3

Somerset and Exmoor National Park Joint Structure Plan

STR1 (Sustainable Development)

STR4 (Development in Towns)

Policy 48 (Access and Parking)

Policy 49 (Transport Requirements of New Development)

South Somerset Local Plan (Adopted April 2006)

ST3 (Development Areas)

ST5 (General Principles of Development)

ST6 (Quality of Development)

TP7 Parking Provision in Residential Areas)

## **CONSULTATIONS**

Area Engineer - "No comment"

Somerset County Highways - "Previous comments and conditions equally apply."  
Previously stated; "Cycle storage should be provided within the site."

Environmental Protection Unit - "I have no concerns."

## **REPRESENTATIONS**

Two letters of representation have been received from neighbours. They raise the  
following concerns (summarised);

- Too small for flats

- Too crowded
- At the moment there is loud music and noise
- There is no space for parking

### **CONSIDERATIONS**

Intensity of development - especially in considering the closeness of neighbouring properties due to the road alignment of Wyndham Street and the properties in Sherborne Road.

Design of the proposals.

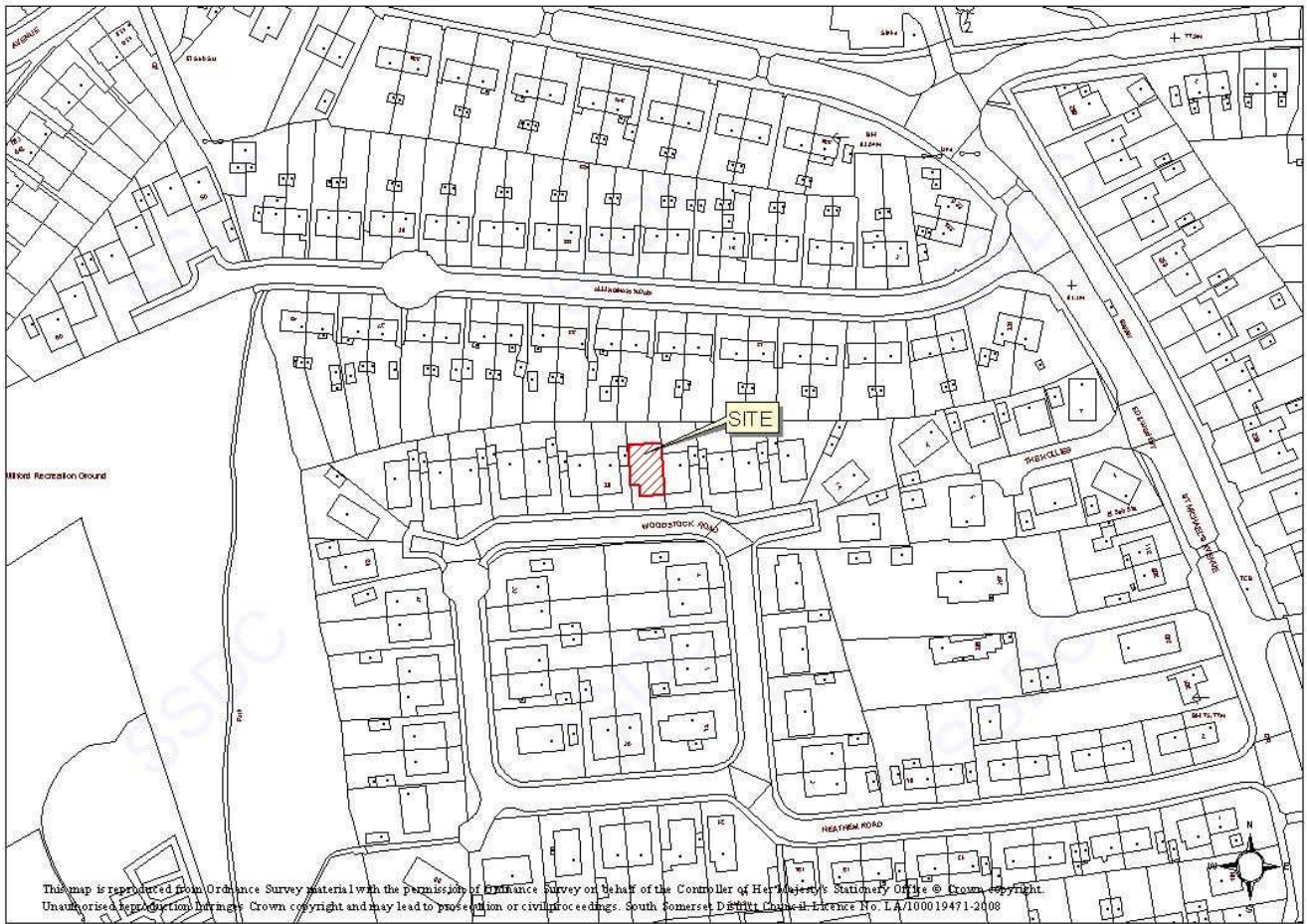
Impact upon residential amenity - especially in considering overlooking and overbearing aspects.

The comments of Yeovil Town Council are invited.

### **3. Officer Report On Planning Application: 08/04979/FUL**

<b>Site Address:</b>	24 Woodstock Road Yeovil Somerset
<b>Ward :</b>	Yeovil (Central)
<b>Proposal :</b>	The erection of an extension to side and rear of dwellinghouse and loft conversion to include the formation of dormers (GR 356228/117351)
<b>Recommending Case Officer:</b>	Sam Fox
<b>Target date :</b>	19th January 2009
<b>Applicant :</b>	Mr & Mrs Shanks
<b>Type :</b>	Other Householder - not a Change of Use

### **SITE DESCRIPTION AND PROPOSAL**



This is a revised application seeking permission for the erection of side and rear extensions, a loft conversion, to include 2 no. dormer windows, and additional parking area. The property is a semi-detached bungalow of red brick and reconstituted stone construction under a concrete tile roof. It is surrounded by bungalows of similar age and style and is situated in the residential area of Woodstock Road, which lies within the Development area of Yeovil. The rear of the property backs onto gardens of two storey properties located in Allingham Road.

The proposal is for the erection of a side and rear extension, a loft conversion and additional parking area. The side extension will incorporate an area where there is an existing garage and will be almost as high as the existing building, the roof ridge height to be approximately 0.2 metres lower in height to existing roof ridge height, to incorporate a new staircase to the proposed loft conversion. The side extension will be constructed of brickwork to match the existing bungalow under a dual pitched tiled roof, also to match the existing roof. A roof light is proposed for the rear elevation of the side extension. The rear extension will be single storey, also constructed of brickwork to match the existing bungalow, under a flat roof. The loft will be converted to create further living space and will include two box dormer windows to be fitted in both the front and rear elevation. Block paving is to be laid at the front of the property, where there is currently a planted area, to allow for additional parking.

## **HISTORY**

08/04477/FUL - The erection of side and rear extensions and loft conversion, balcony and additional parking area.

## **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)

ST5- General Principles of Development

ST6- Quality of Development

TP7- Parking Provision in Residential Areas

## **CONSULTATIONS**

SSDC Technical services: Surface water disposal via soakaways

SCC Highways: After looking at the revised parking plan highways officer would be satisfied provided conditions were imposed on any decision.

## **REPRESENTATIONS**

Nine neighbours were notified, one letter of objection regarding loss of privacy, not aesthetically pleasing and the affect on their property value

## **CONSIDERATIONS**

In this case the main issues to be considered are;

Impact on form, character and setting of the area, will this adversely affect the street scene.

Impact on residential amenity

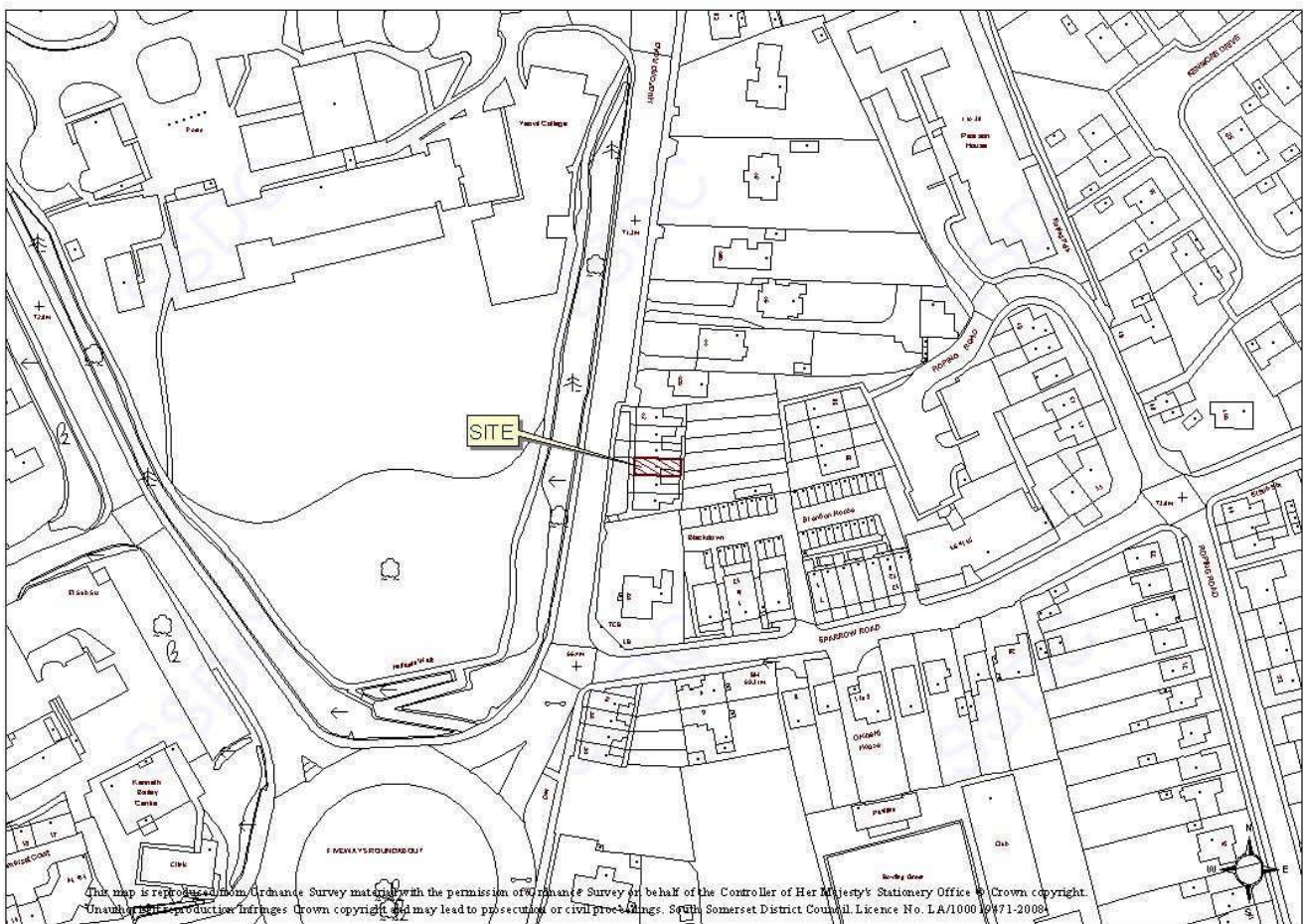
## **RECOMMENDATION**

The observations of the Town Council are invited.

#### **4. Officer Report On Planning Application: 08/05005/FUL**

Site Address:	36 Mudford Road Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Alterations and the erection of a single storey and two storey rear extensions to dwelling ( GR 355395/116617)
Recommending Case Officer:	Marianne Bareham
Target date :	20th January 2009
Applicant :	Mr K Verrall
Type :	Other Householder - not a Change of Use

#### **SITE DESCRIPTION AND PROPOSAL**



This is an application seeking planning permission for the alterations and the erection of a single storey and a two storey rear extension to a terraced property located on Mudford Road, within the development limits of Yeovil.

The dwelling is a two storey red brick terraced property which is accessed via a shared path to the front which is set on a higher level than the main road.

This proposal involves the erection of a single storey and two storey extensions to the rear of the property. The single storey extension will measure approximately 1.7 metres wide, 3.7 metres deep and 3.3 metres to the height of a lean to roof, the two storey extension will measure 2.6 metres wide, 4.9 metres deep and 6.5 metres to the ridge height of a pitched roof. It is proposed to use matching materials of red brick, render UPVC windows and a door in the rear elevation and double roman roof tiles. Two rooflights are proposed in the lean to roof of the single storey extension.

## **HISTORY**

No relevant history

## **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:

Policy VIS 1 - Expressing the Vision

Policy VIS 2 - Principles for Future Development

Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011:

Policy STR1 - Sustainable Development

South Somerset Local Plan (Adopted April 2006):

Policy ST5 - General Principles of Development

Policy ST6 - The Quality of Development

## **CONSULTATIONS**

Highways: No observations

Area Engineer: No Comments received to date

## **REPRESENTATIONS**

Five neighbours were notified, no representations have been received to date.

In this case the main issues are considered to be

The effect on residential amenity of occupiers of adjoining properties.

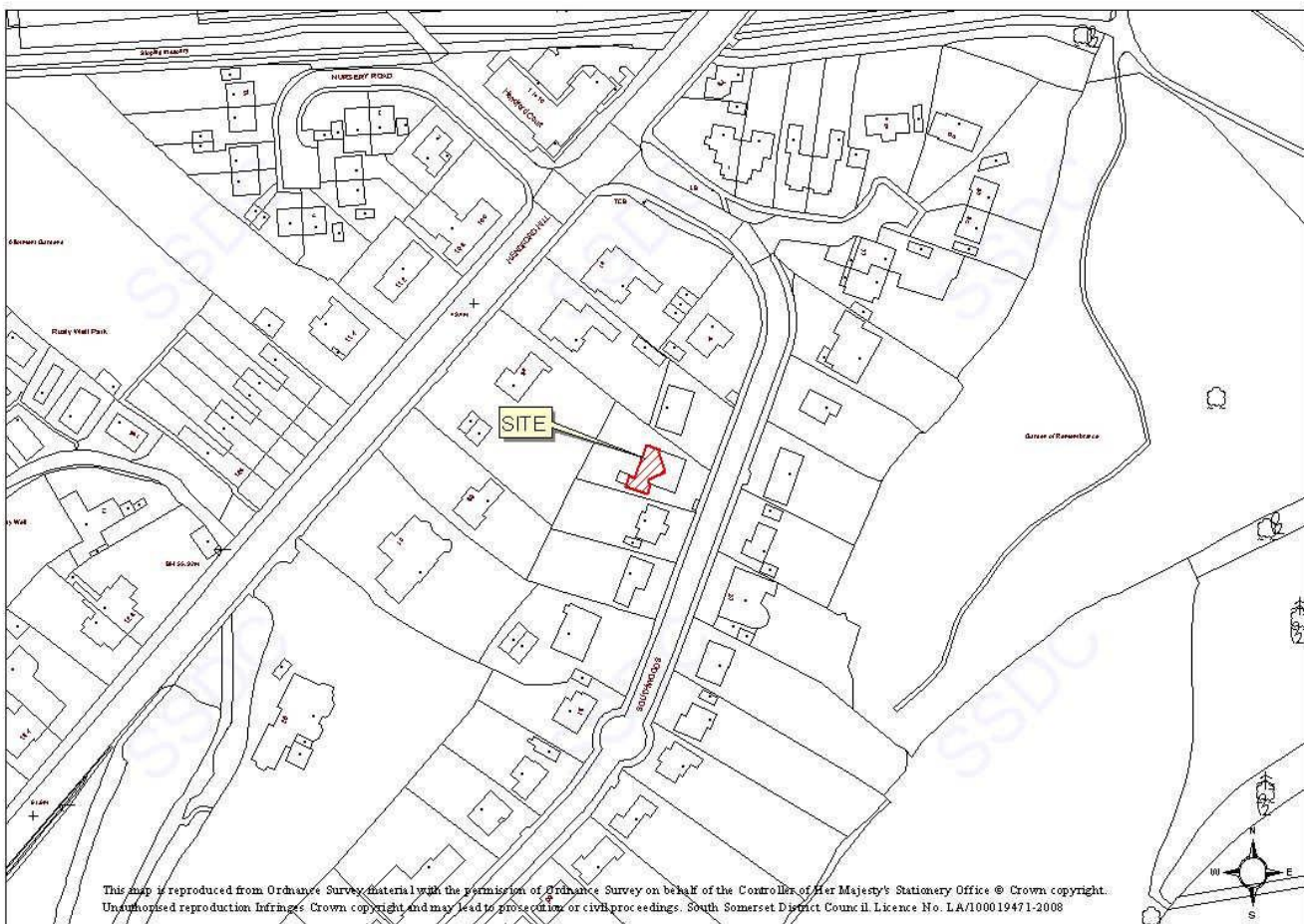
The effect of the proposal on the form, character and setting of the locality.

The observations of the Town Council are invited.

## **5. Officer Report On Planning Application: 08/05056/FUL**

<b>Site Address:</b>	8 Southwoods Yeovil Somerset
<b>Ward :</b>	Yeovil (South)
<b>Proposal :</b>	The erection of a two storey extension to dwellinghouse (GR 355187/115230)
<b>Recommending Case Officer:</b>	Helen Ferdinand
<b>Target date :</b>	21st January 2009
<b>Applicant :</b>	Mr M Bailey
<b>Type :</b>	Other Householder - not a Change of Use

### **SITE DESCRIPTION AND PROPOSAL**



Detached 1960s two-storey dwelling sited to the west of Southwoods, a cul-de-sac off Hendford Hill.

Planning permission is sought for a two-storey rear extension comprising a new kitchen/dining room and utility room on the ground floor, and two bedrooms and bathroom on the first floor. The existing garage would be demolished, and a new attached garage also forms part of the proposals.

## **HISTORY**

Planning permission was refused in August 2008 following a recommendation for refusal by Yeovil Town Council. The grounds for refusal were as follows:

01. The proposed extension, by virtue of its design, scale, mass and proportions, does not respect and relate well to the existing dwelling and would be detrimental to the street scene and therefore cause harm to the character and appearance of the area contrary to Policies ST5 (General Principles of Development) and ST6 (Quality of Development) of the South Somerset Local Plan 2006, Policy STR1 (Sustainable Development) of the Somerset and Exmoor National Park Joint Structure Plan Review 2000, Policy VIS 2 (Principles for Future Development), and Planning Policy Statement 1: Delivering Sustainable Development 2005.

02. The proposed extension, by virtue of its design, scale, mass and proportions, and its siting and juxtaposition close to 10 Southwoods, would be overbearing and result in a detrimental and unacceptable impact on the residential amenity of the occupiers of the dwelling contrary to Policy ST6 (Quality of Development) of the South Somerset Local Plan 2006, Policy STR1 (Sustainable Development) of the Somerset and Exmoor National Park Joint Structure Plan Review 2000, Policy VIS 2 (principles for Future Development), and Planning Policy Statement 1: Delivering Sustainable Development 2005.

This previous proposal was also for a two-storey extension, but it was larger than the current proposal, and extended out to the side of the house and up to the boundary with the adjacent dwelling. The design approach was also different whereby the ridge of the extension was proposed to run parallel with the existing ridge resulting in secondary gables to either side of the house.

## **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 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 (5 Jan. 2009):

County Highways: no observations

District Engineer: surface water disposal via soakaways.

Environmental Health Officer: no comments.

## **REPRESENTATIONS**

The neighbouring residents were notified and no representations have been received to date.

## **CONSIDERATIONS**

The subject land lies within the defined development area of Yeovil where the principle of development is accepted. The issues to be considered are:

- Potential impact on the street scene and the character and appearance of the area,
- Potential impact upon the residential amenity of the occupiers of 10 Southwoods.

No potential impact is identified in respect of highway safety.

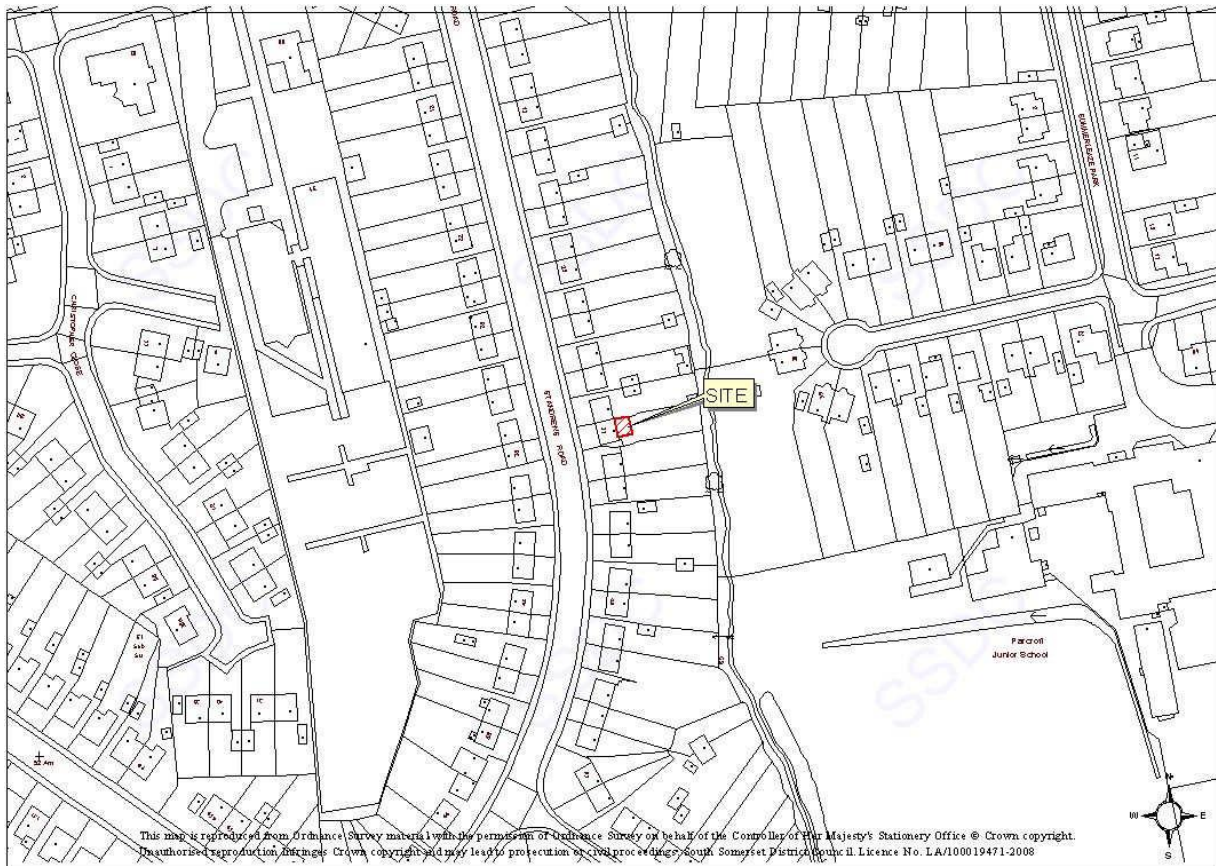
## **RECOMMENDATION**

The views of Yeovil Town Council are invited.

### **6. Officer Report On Planning Application: 08/05095/FUL**

<b>Site Address:</b>	37 St Andrews Road Yeovil Somerset
<b>Ward :</b>	Yeovil (South)
<b>Proposal :</b>	The erection of a ground floor extension to dwelling (GR: 354541/116302)
<b>Recommending Case Officer:</b>	Jane Green
<b>Target date :</b>	27th January 2009
<b>Applicant :</b>	Mr Roger McElliott
<b>Type :</b>	Other Householder - not a Change of Use

## SITE DESCRIPTION AND PROPOSAL



The application is seeking permission for the erection of a single storey ground floor extension to the rear of the property. The applicant has undergone major surgery, is unable to mobilise and requires the extension to provide a ground floor bedroom and bathroom with level access shower room.

The proposed extension will measure 6.2 metres in width, 4 metres in depth and 4 metres in height to the highest point of the roof. The materials to be used to construct the extension will match the existing building.

The property is a two storey brick built semi-detached house with white UPVC windows under a double Roman tiled roof. The neighbouring properties both side of the road are all of similar type and design. The house is located in the residential area of St Andrews Road within the development area of Yeovil.

### 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:  
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)  
ST5 (General Principles of Development)  
ST6 (Quality of Development)

## **CONSULTATIONS**

SSDC Technical - Surface water disposal via soakaways  
SCC Highways - No observations

## **REPRESENTATIONS**

3 neighbours notified - no comments received to date

## **CONSIDERATIONS**

In this case the main issues to be considered are:  
Impact on form, character and setting of area  
Impact on residential amenity

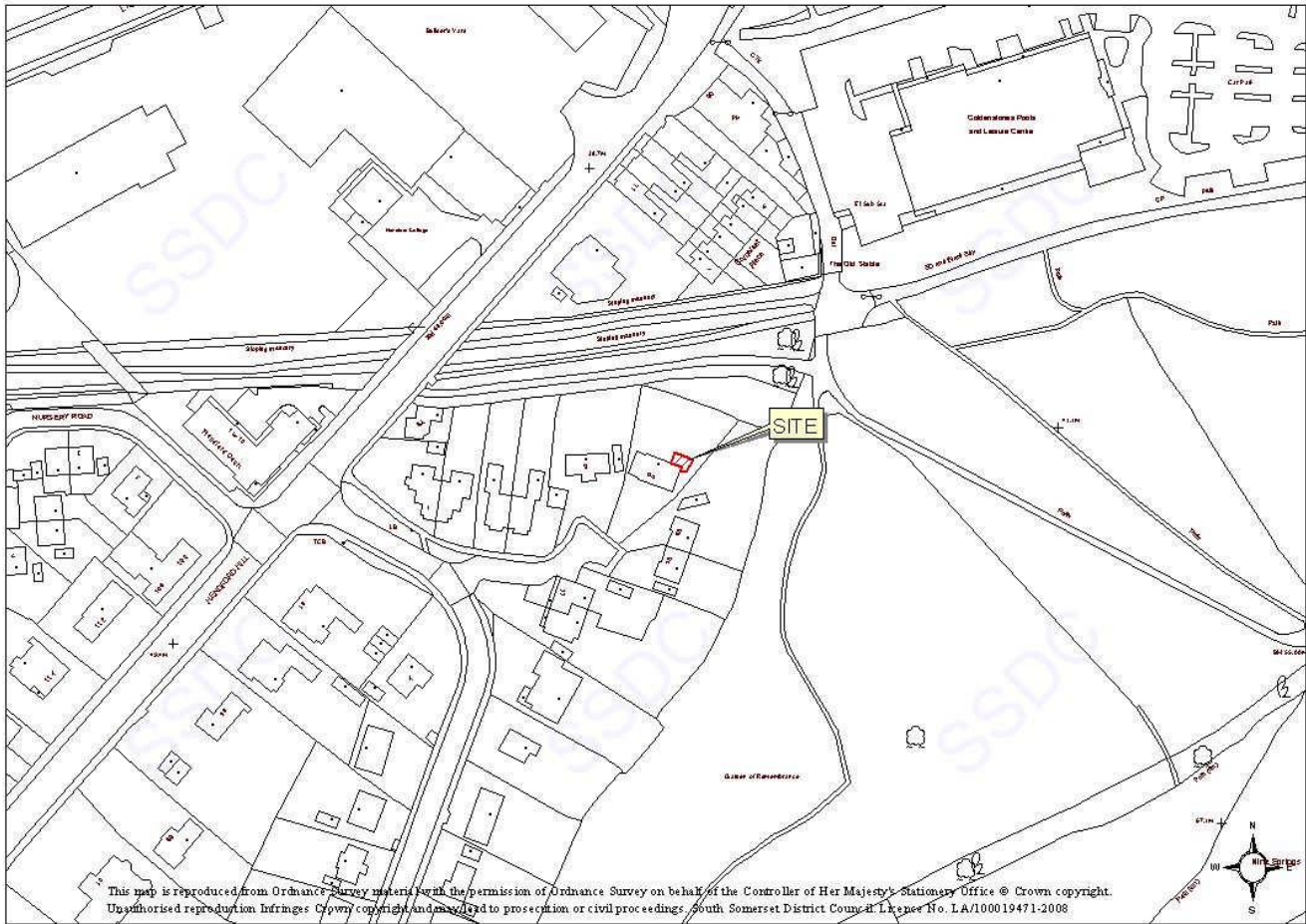
## **RECOMMENDATION**

The observations of the Town Council are invited.

## **7. Officer Report On Planning Application: 08/05189/FUL**

<b>Site Address:</b>	9A Southwoods Yeovil Somerset
<b>Ward :</b>	Yeovil (South)
<b>Proposal :</b>	The erection of a single storey replacement extension. (GR 355268/115323)
<b>Recommending Case Officer:</b>	Sam Fox
<b>Target date :</b>	30th January 2009
<b>Applicant :</b>	Mr & Mrs W McNaught
<b>Type :</b>	Other Householder - not a Change of Use

## SITE DESCRIPTION AND PROPOSAL



The property is a two storey detached dwellinghouse in the residential area of Southwoods within the development area of Yeovil. The property is of red brick construction with white UPVC windows under a concrete tiled roof. The property is set in a large plot which is set back in an end of cul-de-sac location. To the south, east and west there are residential properties, both detached and semi-detached, of varying age and style. To the north there is woodland.

The proposal is to demolish a small lean to style single storey extension and erect a larger lean to style single storey extension on the north elevation of the property. The existing extension measures approximately 3 metres wide, 1.2 metres deep and 3.2 metres high. The proposed new extension will measure approximately 9 metres wide, 3.2 metres deep and 3.2 metres high. The proposed extension will be constructed of red brick, to match the existing dwellinghouse, with white UPVC doors and windows under a clay tiled roof. It is also proposed to install two velux windows in the roof and a small extractor unit.

### HISTORY

05/03162/FUL - The construction of two further bedrooms over existing single garage. Application 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:

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)

ST5- General Principles of Development

ST6- Quality of Development

## **CONSULTATIONS**

SSDC Technical Services -

SCC Highways -

Environmental Protection -

## **REPRESENTATIONS**

Two neighbours were notified, no comments received to date, consultation period ends 31 December 2008.

## **CONSIDERATIONS**

In this case the main issues to be considered are

Impact on form, character and setting of area

Impact on residential amenity

## **RECOMMENDATION**

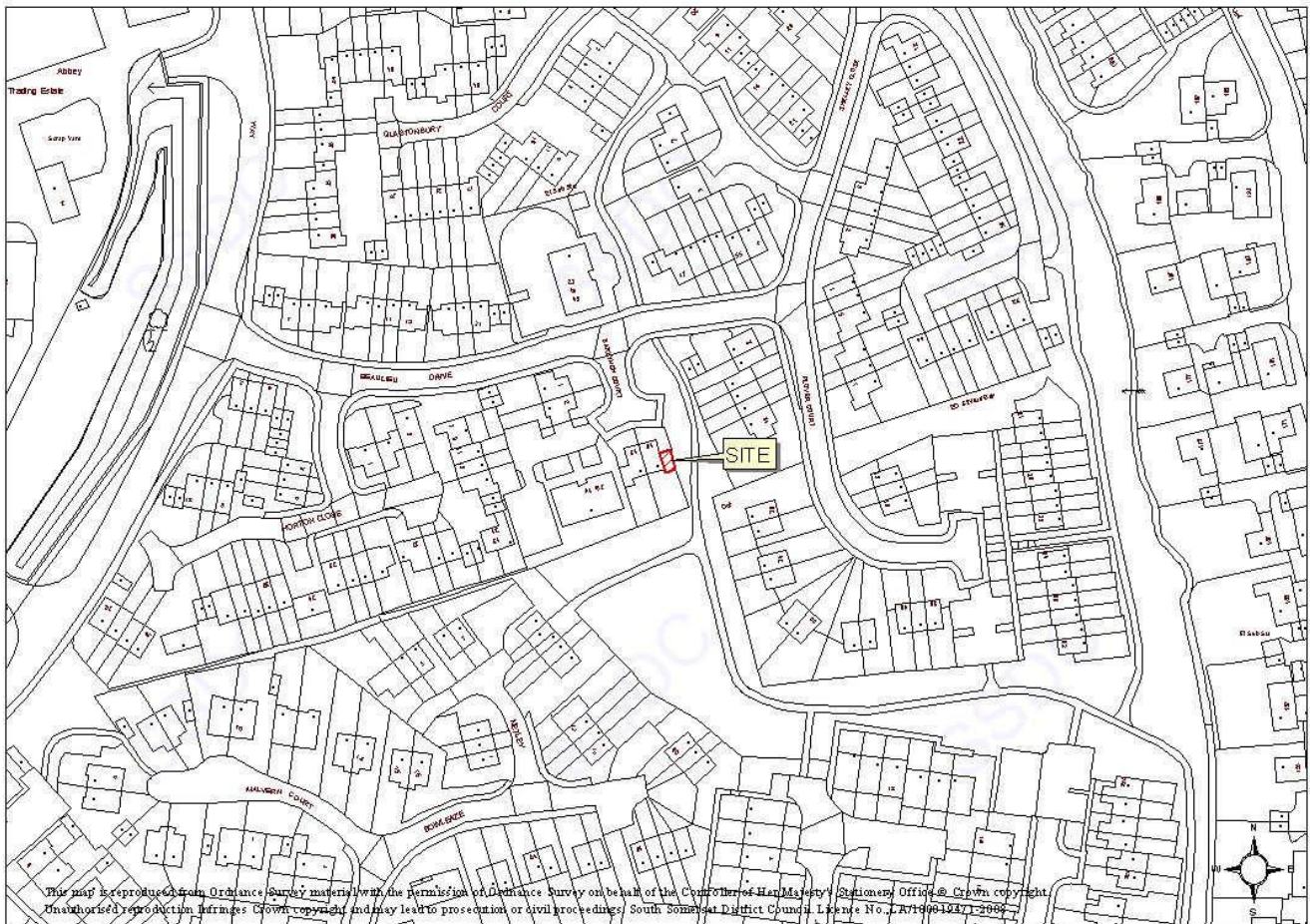
The observations of the town council are invited.

## **FOR INFORMATION**

### **8. Officer Report On Planning Application: 08/05052/FUL**

<b>Site Address:</b>	16 Barlynch Court Brympton Yeovil
<b>Ward :</b>	BRYMPTON
<b>Proposal :</b>	The erection of a garage with bedroom/study over (revised application) (GR 353684/116715)
<b>Recommending Case Officer:</b>	Marianne Bareham
<b>Target date :</b>	21st January 2009
<b>Applicant :</b>	Mrs Suzanne Ashworth
<b>Type :</b>	Other Householder - not a Change of Use

## SITE DESCRIPTION AND PROPOSAL



This is an application seeking planning permission for the erection of a two storey extension to the side of a semi detached property located within the development limits of Yeovil. A driveway and garage provide off road parking, and there is a small-grassed garden to the front of the property.

This is a revised proposal which was given permission under application 08/04252/FUL for the erection of a two storey extension incorporating an integral garage with bedroom over measuring 3.9 metres wide, 7.2 metres deep and 7.1 metres to the ridge height of the roof. The only amendment to the previous application is the removal of the small flat roof element to the rear of the dwelling and in its place inserting a dormer. The proposed materials for the extension are will match existing. Windows are proposed in the first floor north and south elevation, up and over garage door in the north elevation and a back door to the garage in the south elevation.

### HISTORY

- 08/04252/FUL The erection of garage with bedroom/study over
- 890947 OUTLINE Residential development - Conditionally Approved 10/05/1989
- 891846 Construction of a local distributor Road - Conditionally Approved 09/08/1989

891899 The erection of 27 houses and 49 flats together with associated works (Reserved Matters 890947) - Conditionally Approved 09/08/1989

### **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:

Policy VIS 1 - Expressing the Vision

Policy VIS 2 - Principles for Future Development

Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011:

Policy STR1 - Sustainable Development

South Somerset Local Plan (Adopted April 2006):

Policy ST5 - General Principles of Development

Policy ST6 - The Quality of Development

### **CONSULTATIONS**

Parish Council: Recommend Approval

Highways: Requested a condition be imposed to ensure garage/parking space is retained for parking only.

Area Engineer: No Comment

### **REPRESENTATIONS**

Four neighbour were notified, no representations were received by the end of the consultation period.

In this case the main issues are considered to be

The effect on residential amenity of occupiers of adjoining properties.

The effect of the proposal on the form, character and setting of the locality.

The observations of the Town Council are invited.

## PLANNING DECISIONS

08/03472/ADV The display of a non-illuminated projecting sign at Princes Street Dental Practice 45 Princes Street Yeovil Somerset BA20 1EG. Applicant: Mr M Hampson.

**REFUSED**

08/03971/FUL The siting of a storage container on part of forecourt at Unit 3 Marksvie Business Centre Oxford Road Pen Mill Trading Estate Yeovil Somerset BA21 5HZ. Applicant: Mr S Callan.

**REFUSED**

08/03984/ADV The display of a non-illuminated projecting sign at Waterloo House 10 Waterloo Lane Yeovil Somerset BA20 1TF. Applicant: IAG-UK

**REFUSED**

08/04445/LBC The display of a non-illuminated projecting sign at Princes Street Dental Practice 45 Princes Street Yeovil Somerset BA20 1EG. Applicant: Mr M Hampson

**REFUSED**

08/04447/FUL The erection of a replacement extension to dwellinghouse and erection of a garage at 53 The Park Yeovil Somerset BA20 1DF. Applicant: Mr R Saunders

**APPROVED** subject to conditions

08/04492/FUL The provision of an external lift shaft at St Gildas School Mary Street Yeovil Somerset BA21 4EG. Applicant: The Board Of Governors

**APPROVED** subject to conditions

08/04524/COU Change of use of ground floor from Class A1 (Retail) to Class A2 (Financial and Professional Services) Location: 30B Princes Street, Yeovil, BA20 1EQ. Applicant: Edward Jones Ltd.

**APPROVED** subject to conditions

08/04613/LBC Alterations to provide a means of escape door from first floor staff flat at rear of building. Location: The Green Room, 11 Wine Street, Yeovil, BA20 1PW. Applicant: Mr Peter Barlow.

**APPROVED** subject to conditions

- 08/03985/FUL Installation of an air conditioning system with external condenser unit. Location: Waterloo House, 10 Waterloo Lane, Yeovil, BA20 1TF. Applicant: IAG-UK
- APPROVED** subject to conditions
- 08/03230/FUL Replacement of a single dwelling with 2 dwellings and new access. Location: 187 Ilchester Road, Yeovil, BA21 3BQ. Applicant: Mr A Lake.
- APPROVED** subject to conditions
- 08/04236/FUL Installation of a ground floor window opening and an extractor fan to day care wing. Location: St Margarets Hospice, Little Tarratt Lane, Yeovil, BA20 2HU. Applicant: Mrs S Melhuish.
- APPROVED** subject to conditions
- 08/03340/FUL Erection of a block of 7 no flats with associated car parking and alterations to access. Location: Land adjoining 20 Camborne Grove, Yeovil, BA21 5DG. Applicant: Mr and Mrs D Boulton
- APPROVED** subject to conditions
- 08/04315/FUL Alterations and erection of single storey extensions to nursing home (revised application). Location: The Knoll Nursing Home, 33 Preston Road, Yeovil, BA21 3AE. Applicant: Mr M Ghuman
- APPROVED** subject to conditions
- 08/04653/FUL Alterations and erection of two storey extension to dwellinghouse. Location: 16 Southwoods, Yeovil, Ba20 2QG. Applicant: Mr and Mrs D Brown.
- REFUSED**
- 08/04528/FUL Erection of a single storey extension to rear of property and the formation of rooms in the roof space. Location: 139 Mudford Road, Yeovil, BA21 4AQ. Applicant: Mr D Hawkins.
- APPROVED** subject to conditions
- 08/04584/FUL Installation of replacement double glazed windows and protective alloy panels below windows. Location: Building 200 Lysander Road, Yeovil, BA20 2YB. Applicant: Mr C Terry.
- APPROVED** subject to conditions

08/04470/FUL Alterations and extension to dwelling to include the raising of roof and the formation of rooms in the roof space (revised application). Location:> 32 Sandhurst Road, Yeovil, BA20 2LE. Applicant: Mr N Murrell.

**APPROVED** subject to conditions

08/04371/LBC External alterations to building to include new nameplate, letterbox, light, replacement doors and installation of a flue. Location: 5 Church Street, Yeovil, BA20 1HB. Applicant: Mr J Bowman

**CONSENT** subject to conditions

08/03249/LBC Installation of handrails to front entrance door/steps. Location: Church House, Church Street, Yeovil, BA20 1HB. Applicant: Mr D Batten.

**CONSENT** subject to conditions

**REPORT TABLE FOR TOWN COUNCIL 5 JANUARY 2009**

<b><u>APPLICATION NO.</u></b>	<b><u>LOCATION</u></b>	<b><u>PROPOSAL</u></b>	<b><u>OBJECTIONS</u></b>	<b><u>CONSIDERATIONS</u></b>
08/05057/LBC	Becket House South Street Yeovil. (Former 'Three Choughs' Hotel) BA20 1TW	The carrying out of internal and external alterations to basement/ground floor to include the installation of new external doors and screen to front entrance and replacement windows to rear courtyard	None received at time of writing	<ul style="list-style-type: none"><li>• Impact on character and appearance of the Listed Building</li><li>• Permission was recommended by the Town Council and permission granted for a change of use of the premises from a pub/restaurant to a dental practice; this consent is required to give effect to certain changes needed to the building to accommodate the change of use</li></ul>