



# Yeovil Town Council

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

Phone 01935 382424

Fax 01935 382429

E-mail [alan.tawse@yeovil.gov.uk](mailto:alan.tawse@yeovil.gov.uk)

## Planning and Licensing Committee

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

The Time... **7.00pm**

The Date... **Monday 6 January 2014**

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

23 December 2013

---

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

To: All Members of the Planning and Licensing Committee

Darren Shutler (Chairman)  
Peter Brock  
Kris Castle  
J Vincent Chainey  
Philip Chandler (Vice-Chairman)  
Dave Greene  
Andrew Kendall  
Mike Lock (Ex-officio)  
Wes Read  
Manny Roper (Ex-officio)

## **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 confirm as a correct record the Minutes of the previous meeting held on 2 December 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 43)**

### **5. PLANNING DECISIONS (Pages 44 to 45)**

### **6. CORRESPONDENCE**

	<b>Application No</b>	<b>Proposal</b>	<b>Address</b>
1	13/04735/COU	Change of Use from Hostel (sui generis) to House in Multiple Occupation (Use Class C4) (GR 356147/116081)	Yeovil Night Shelter 13 Wyndham Street Yeovil
2	13/05096/FUL	The carrying out of alterations including new windows/doors, alterations to existing windows , changes to boundary fencing, alterations to boundary fencing, alterations to parking and provision of landscaping/bin store (GR 355912/116291)	1 Goldcroft Yeovil Somerset
3	13/04870/FUL	The change of use of 2 No. ground floor office suites into 6 No. garages and 2 No. storage areas, replacement windows and alterations to fenestration (GR 355711/116143)	Court Ash House Court Ash Yeovil
4	13/02198/LBC	The carrying out of internal alterations to staircase and external alterations to change colour of paintwork to external joinery (Part implemented) (GR 355724/115922)	8-9 Wine Street Yeovil Somerset
5	13/04763/FUL	The erection of a first floor side extension and extend existing garage forward to the dwelling (GR 355001/115155)	136 Hendford Hill Yeovil Somerset
6	13/04788/COL	Application for a Certificate of Lawfulness for the existing use of premises as Use Class B2 (General Industry) (GR 353940/115178)	20 Garrett Road Lynx Trading Estate Yeovil
7	13/04831/FUL	Alterations and the erection of two store rear extension and alterations and relocation of garage (GR 355476/117404)	115 Mudford Road Yeovil Somerset
8	13/04885/FUL	The erection of a single storey rear extension to dwellinghouse (GR 356664/116714)	17 Percy Road Yeovil Somerset

9	13/04915/FUL	Demolition of existing garage/outbuilding and the erection of a two storey extension with integral garage and single storey extension (GR 355151/115148)	18 Southwoods Yeovil Somerset
10	13/04976/LBC	The carrying out of internal alterations including the removal of stud partition walls (GR 355727/115808)	Penn Hill Dental Surgery 1 Penn Hill Yeovil
11	13/04982/FUL	Alterations and the erection of a two storey side extension and a single storey rear extension to dwellinghouse (GR 355315/117472)	45 Chilton Grove Yeovil Somerset
12	13/05001/FUL	Alterations, loft conversion including dormer windows to front and rear of dwelling (GR 355310/115756)	14 Manor Road Yeovil Somerset
13	13/05038/FUL	The formation of a new vehicular access and hard standing (GR 354106/116715)	74 Larkhill Road Yeovil Somerset
14	13/05059/FUL	The extension, alteration and conversion of existing dwelling into two dwellings (GR 356349/116421)	2 Matthews Road Yeovil Somerset
15	13/05090/FUL	The erection of a rear conservatory (GR 355102/115933)	6 Richmond Road Yeovil Somerset

**PLANNING MEETING**  
**MONDAY 6 January 2014**

**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**

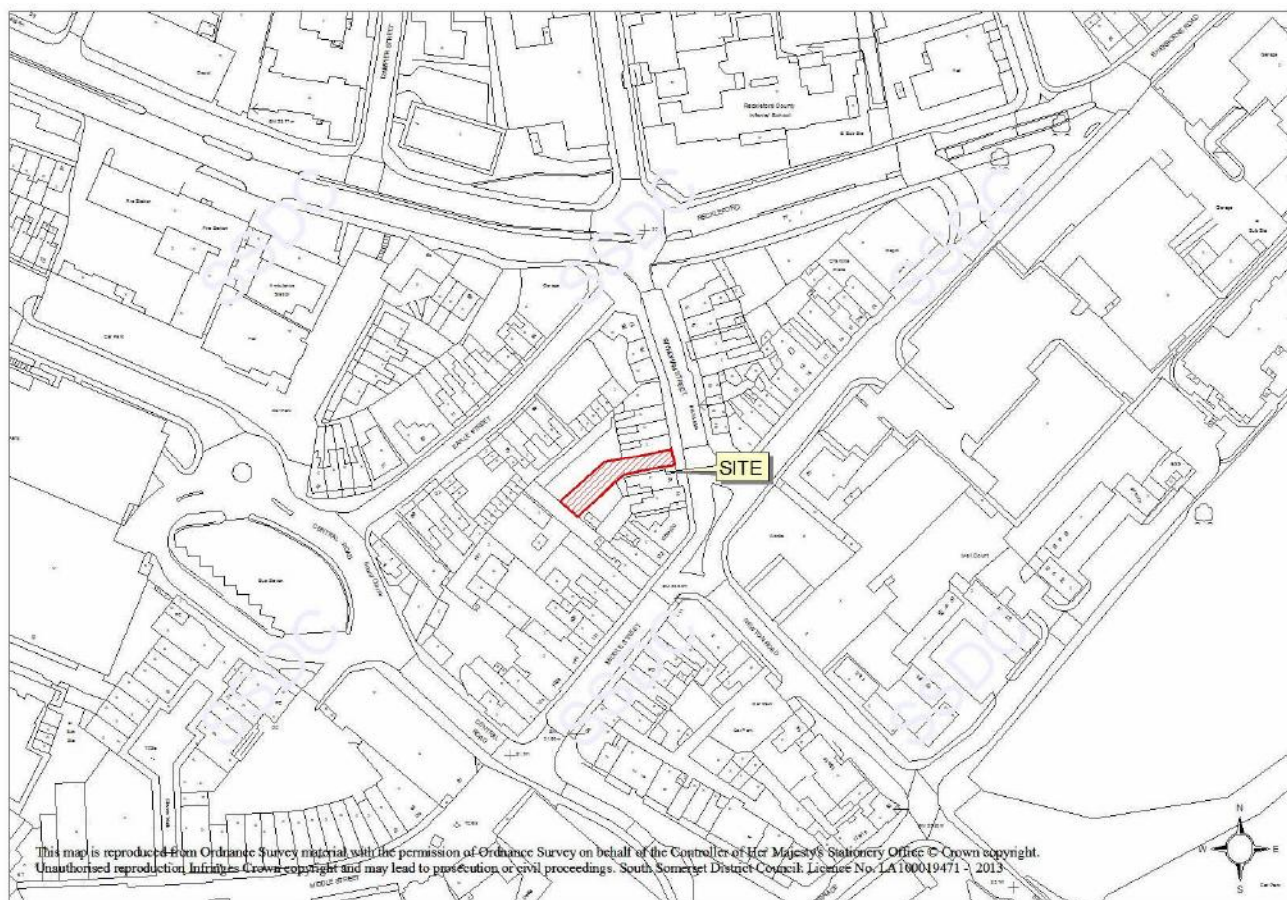
Level 3 applications are likely to be developments that because of the significance of their impact should always be determined by the relevant Area Committee (or Regulatory Board where necessary). Whether an application falls into the Level 3 category shall be decided by the Head of Development & Building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



## 1. Officer Report On Planning Application: 13/04735/COU

Site Address:	Yeovil Night Shelter 13 Wyndham Street Yeovil
Ward :	Yeovil (Central)
Proposal :	Change of Use from Hostel (sui generis) to House in Multiple Occupation (Use Class C4) (GR 356147/116081)
Recommending Case Officer:	Andrew Collins
Target date :	23rd January 2014
Applicant :	Peters House Projects
Type :	Other Change Of Use

### SITE DESCRIPTION AND PROPOSAL



The site is a two storey end of terrace property located at the Eastern end of Yeovil.

The building is currently in use as a homeless hostel and it is proposed to change the use of the building into a house in multiple occupation.

On the ground floor internal alterations are proposed to relocate the kitchen, the provision of a sitting / dining room and the provision of a 'family room' with en-suite. On the first floor

an en-suite is created and a room divided in two to create 2 bedrooms. On the second floor is an existing office and this is to be retained.

In total 4 bedrooms will be provided. This will entail 1 'family room' on the ground floor, 2 single bed rooms, 1 with en-suite on the first floor and 1 twin bed room on the first floor.

No car parking or bicycle parking is proposed.

### **RELEVANT HISTORY**

09/01906/FUL - Alterations and the erection of a replacement rear single storey extension  
- Application permitted with conditions - 09/07/09

98/01397/FUL - Alterations and change of use of premises from undertakers to a night shelter for the homeless - Application permitted with conditions - 11/8/98.

### **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.

National Planning Policy Framework - March 2012  
Chapter 7 - Requiring Good Design

The Secretary of State confirmed The Regional Strategy for the South West (Revocation) Order 2013 on 20 May 2013. This had the effect of revoking the Regional Strategy for the South West and the partial revocation of the Somerset and Exmoor National Park Joint Structure Plan (all policies except policy 6 - Bristol/Bath Green Belt).

The development plan comprises the saved policies of the South Somerset Local Plan.

The policies of most relevance to the proposal are:

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

Other  
Somerset County Council Parking Strategy (March 2012)

### **CONSULTATIONS**

COUNTY HIGHWAY AUTHORITY - Awaiting response

ENVIRONMENTAL PROTECTION - Awaiting response

## REPRESENTATIONS

Thirty neighbours have been notified in writing. No correspondence received at time of writing this report

## CONSIDERATIONS

The main considerations of this application are:

- Does the proposal have an acceptable impact on the visual amenity of the surrounding area?
- Does the proposal have an acceptable impact on the residential amenity of neighbouring properties?
- Is bicycle parking required in this location?

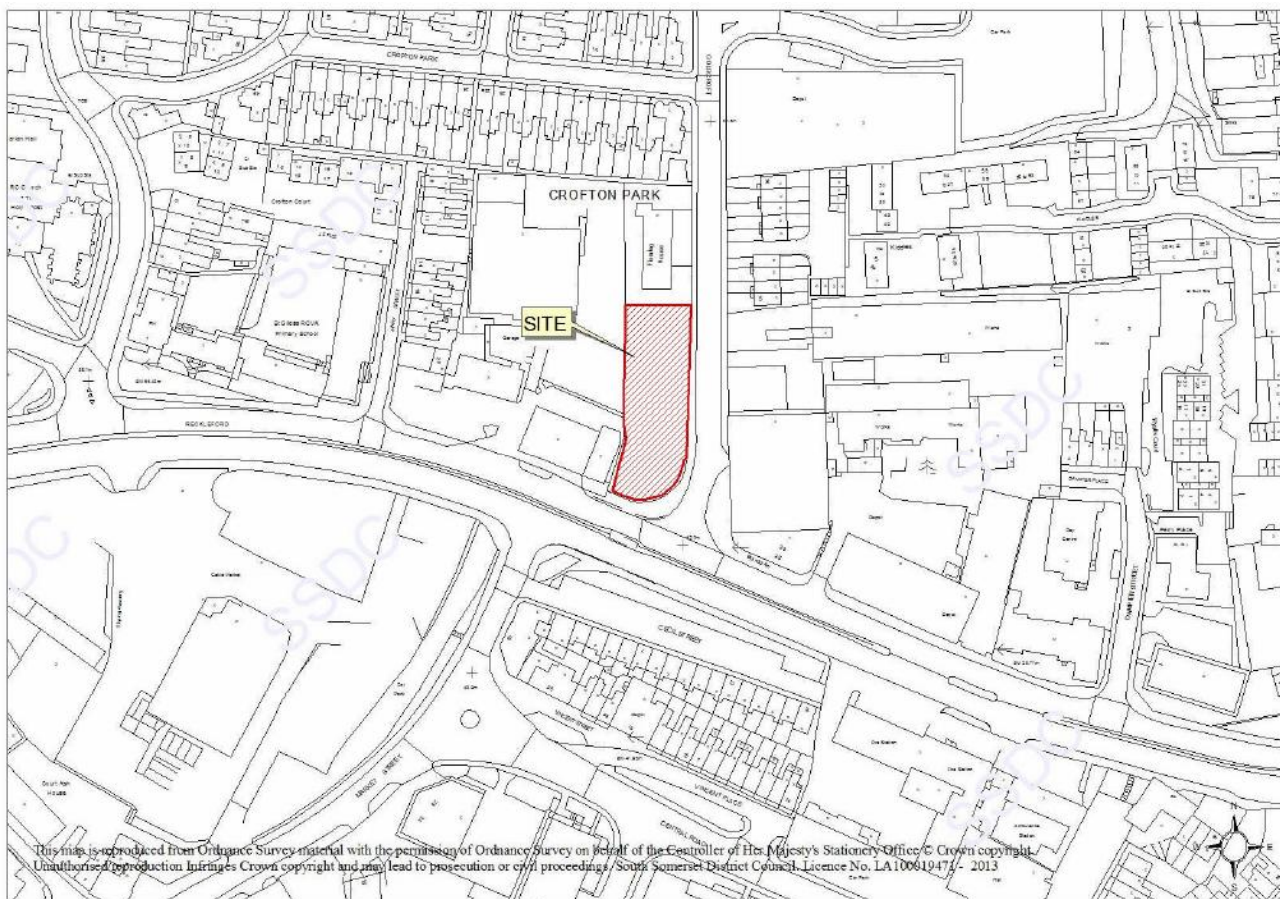
## RECOMMENDATION

That Yeovil Town Council be invited to comment on this application.

### 2. Officer Report On Planning Application: 13/05096/FUL

Site Address:	1 Goldcroft Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The carrying out of alterations including new windows/doors, alterations to existing windows , changes to boundary fencing, alterations to boundary fencing, alterations to parking and provision of landscaping/bin store (GR 355912/116291)
Recommending Case Officer:	Andrew Collins
Target date :	10th February 2014
Applicant :	Mr Paul Hamblin
Type :	Minor Other less than 1,000 sq.m or 1ha

## SITE DESCRIPTION AND PROPOSAL



The application site comprises a 1940s three-storey office block, constructed from brick under a flat roof. To the rear (West) are two fire escapes. Off street parking is available to the front (East), South and North.

Under legislation introduced earlier this year a prior approval application was submitted (13/04174/P3JPA) to determine if prior approval was required for the conversion of the former office building into flats. The only considerations of this application were transport and highway impacts, contamination risks on the site and flooding risks on the site. In considering these 3 criteria it was concluded that planning permission was not required.

This application is for external alterations as the prior approval application relates only to the use of the building. In detail it is proposed to insert additional windows in the Northern and Southern elevations, and additional window in the Western elevation, a new set of stairs to apartment 12, replace an existing window with a door to gain access to a cycle store, a new door, new fence details and landscaping. In addition to the rear an amenity area for washing / bbq area and a bin store is proposed.

30 car parking spaces are proposed to be retained including 3 visitor spaces.

### **RELEVANT HISTORY**

13/04174/P3JPA - Prior approval for the proposed change of offices to 11 residential apartments - Permission not required - 03/12/13

97/02793/FUL - The carrying out of external alterations to premises (Re-Submission) - Application permitted with conditions - 13/02/1998

97/02237/FUL - The carrying out of external alterations to premises - Application permitted with conditions - 28/10/1997

96/00828/FUL - The installation of security shutters to ground floor windows of premises - Application permitted with conditions - 29/05/1996

922104 - The use of premises within Use Class B1 (offices) and Use Class A2 (Financial and Professional Services) - Conditionally approved - 6/11/92

921983 - The use of premises within Use Class B1 - Conditionally approved - 20/10/92

802352 - The conversion of factory building at Goldcroft / Reckleford into self contained dwelling units - Conditionally approved - 8/1/81

791959 - The erection of a rear store extension to factory premises - Conditionally approved - 29/10/79

771376 - Change of use from warehouse to printing works at Goldcroft - Conditionally approved - 20/10/77

760179 - Change of Use of premises from show manufacturers to warehouse at Clarkes Shoe Factory, corner of Reckleford / Goldcroft - Conditionally approved - 4/5/76

Q 431 Use of factory premises for offices - Approved 3/10/59

45947 - Change of use of existing factory to offices - Withdrawn - 8/10/59

## **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.

For the purposes of determining current applications the local planning authority considers that the relevant policy framework is provided by the National Planning Policy Framework and the saved policies of the South Somerset Local Plan 2006.

Saved policies of the South Somerset Local Plan (April 2006)

ST5 - General Principles of Development

ST6 - The Quality of Development

National Planning Policy Framework

Chapter 6 - Delivering a Wide Choice of High Quality Homes

Chapter 7 - Requiring Good Design

Other Relevant Documents

### **REPRESENTATIONS**

Neighbouring properties to the site have been notified in writing and a site notice was displayed. No representations have been received at the time of writing the report.

### **CONSIDERATIONS**

The impact upon residential amenity

The impact upon visual amenity

Parking provision and any impact upon highway safety

### **RECOMMENDATION**

The views of the Town Council are invited.

### **3. Officer Report On Planning Application: 13/04870/FUL**

Site Address:	Court Ash House Court Ash Yeovil
Ward :	Yeovil (Central)
Proposal :	The change of use of 2 No. ground floor office suites into 6 No. garages and 2 No. storage areas, replacement windows and alterations to fenestration (GR 355711/116143)
Recommending Case Officer:	Simon Fox
Target date :	27th January 2014
Applicant :	Mr Steve Beasant
Type :	Minor Other less than 1,000 sq.m or 1ha

### **SITE DESCRIPTION AND PROPOSAL**





The application site is located to the south of the former Cattle Market and A30 within an area known as Court Ash. To the south of the site is a council car park and to the west is the former Cinema, now a retail unit. To the east are offices. The site comprises a 1970s four-storey office block, constructed from reconstructed stone with render panels under a flat roof. The building has parking to the rear. The site is within the town centre as designated in the Local Plan and adjacent to the Conservation Area.

This application follows two notifications of intent by the applicant to exercise permitted development rights under Part 3 of Schedule 2 (Class J) of the Town and Country Planning (General Permitted Development) (England) Order 2013 to change the use of a building and any land within its curtilage to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes order from a use falling within Class B1(a) (offices) of that Schedule.

The first notification dealt with the second, third and fourth storeys and sought 18 no. apartments. The second notification concerned the ground floor and sought 4 no. further apartments.

The notifications are to be judged by specific criteria which relate only to flooding, transport and highway matters and contaminated land. As such matters such as the loss of employment land and residential amenity are not allowed to form part of the determination. The notification does not allow external alterations to be made and neither

offices nor apartments enjoy permitted development right for such, so hence this application.

This application seeks external alterations to the building, including:

- Introduction of render and reconstructed stone panels
- Replacement of all windows
- Installation of Juliet balconies
- Installation of trellis panel detail
- Insertion of stone banding
- Installation of railings at the frontage
- Installation of external lighting
- Provision of landscaping

The application also seeks to use part of the ground floor as garaging, using floorspace previously allocated via a permitted notification for 2 apartments. This requires garage doors to be inserted in the outer envelope of the rear elevation. Two small remaining areas will be become secure stores. With the addition of 6 no. garages to the existing parking, there would be 25 no. spaces for the 20 no. apartments.

## **HISTORY**

13/04508/P3JPA: Prior approval for proposed change of ground floor offices to 4 no. residential apartments: Permission not required: 16.12.2013

13/03479/P3JPA: Prior approval for proposed change of use of offices to offices and 18 no. residential apartments: Permission not required: 18.09.2013

50025/G: Erection of office block, formation of car park and vehicular access: Approved: 06/07/1972

45175/C/3: Erection of 4-storey office block, provision of 22 parking spaces, use of existing vehicular access: Approved: 30/09/1969

## **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.

### National Planning Policy Framework - March 2012

#### Chapter 7 - Requiring Good Design

The Secretary of State confirmed The Regional Strategy for the South West (Revocation) Order 2013 on 20 May 2013. This had the effect of revoking the Regional Strategy for the South West and the partial revocation of the Somerset and Exmoor National Park Joint Structure Plan (all policies except policy 6 - Bristol/Bath Green Belt).



The development plan comprises the saved policies of the South Somerset Local Plan.

The policies of most relevance to the proposal are:

South Somerset Local Plan (adopted April 2006):

ST5 - General Principles of Development

ST6 - The Quality of Development

TP7 - Parking

EP1 - Pollution and Noise

EP5 - Contaminated Land

ME6 - Retention of Land and Premises

Other

Somerset County Council Parking Strategy (March 2012)

## **CONSULTATIONS**

Highways Authority (Somerset CC): Comments awaited.

SSDC Environmental Protection: "While I have no grounds to object to this application, given the town centre location, the proximity of a licenced premise and the uncertain status of the Cattle Market I would recommend a precautionary approach to this development with regard to possible noise exposure at this site. I would recommend a condition requiring the applicant to submit a scheme of works for acoustic insulation for approval by the LPA prior to development. Guidelines can be obtained from Environmental Health".

SSDC Contaminated Land Officer: No observations to make.

## **REPRESENTATIONS**

Neighbouring properties to the site have been notified and a site notice has been displayed. No representations had been received at the time of submitting this report.

## **CONSIDERATIONS**

The Town Council may wish to consider the following matters:

- The use of the building as residential has been established.
- Given the above, the external alterations have been encouraged by the Development Management team to seek visual enhancements.
- Does the proposal represent good design?
- Based on this application only are there any residential amenity concerns for existing residents and future residents of the proposed dwellings?
- Do the proposed garages ensure the site provides adequate car parking?

## **RECOMMENDATION**

That the views of Yeovil Town Council be invited.

#### 4. **Officer Report On Planning Application: 13/02198/LBC**

Site Address:	8-9 Wine Street Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	The carrying out of internal alterations to staircase and external alterations to change colour of paintwork to external joinery (Part implemented) (GR 355724/115922)
Recommending Case Officer:	Simon Fox
Target date :	23rd January 2014
Applicant :	T & D Investments Ltd
Type :	Other LBC Alteration

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



The application site comprises a former public house. 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. A timber conservatory is evident on the Union Street frontage.

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).

An application from early in 2013 changed to use of the former public house to a mixed use comprising retail and café/restaurant.

This application seeks listed building consent for:

- Alterations to the main staircase located in the building also to include the change of an external window to a door to provide access thereto from the covered alleyway.
- Retention of existing external timberwork painted sage green (conservatory and windows)
- Painting remaining external burgundy timberwork sage green

## **HISTORY**

Various and numerous history files.

Most recent and relevant:

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): Application permitted with conditions: 25/03/2013

## **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

EH3 - Change of Use of Listed Buildings and Alterations to 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**

That the views of Yeovil Town Council be invited.

**5. Officer Report On Planning Application: 13/04763/FUL**

Site Address:	136 Hendford Hill Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a first floor side extension and extend existing garage forward to the dwelling (GR 355001/115155)
Recommending Case Officer:	Jane Green
Target date :	14th January 2014
Applicant :	Mr And Mrs G Smith
Type :	Other Householder - not a Change of Use

## SITE DESCRIPTION AND PROPOSAL



136 Hendford Hill is a detached two storey dwellinghouse constructed of ashlar hamstone and render under a natural slate roof. The property is located on the north side of the road which is mainly characterised by historic properties most of which with attractive original features. In this regard the area is designated as a conservation area and an Article 4 Direction is in place which removes permitted development rights for alterations to the front and in front of the principal elevations of the properties.

The application seeks planning permission for the erection of a first floor side extension over the existing garage and to extend the garage forward of the dwelling. The extension will sit lower than the original roof of the property with a hip roof to match the existing. It will be set back from the front wall of the property but the garage element will be brought forward by 450mm. Materials and detailing is proposed to match. Render will be used for the side walls as currently exist on the property.

Originally proposed was 3 car park spaces at the front of the property and the enlargement of the existing garage (although not to the dimensions required by the Highways Authority which is 3m x 6m). The Highways Authority state 3 car park spaces should be provided for a 4 bedroomed property in this location.



Members will recall this application brought to the 02 December 2013 meeting which raised concerns for insufficient parking provision and members recommended refusal. Amended plans have been received which following discussions with the neighbour now removes the small flat roofed area adjacent to the garage off the neighbouring property meaning it is totally detached. The plans also now indicate the garage to be 3.8m by 5.250m and 2 car park spaces, of dimensions required by the Highways Authority (2.4m x 4.8m), are indicated at the front of the property in a different configuration than previously proposed.

## **HISTORY**

13/03893/PREAPP - First floor extension October 2013

## **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.

The policies of most relevance to the proposal are:

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

South Somerset District Council Supplementary Guidance - Extensions and Alterations to Houses - A Design Guide

National Planning Policy Framework (March 2012)  
Chapter 7 (Requiring Good Design)

Somerset County Council Parking Strategy (March 2012) and Standing Advice (June 2013)

## **CONSULTATIONS**

SCC Highways Authority - Observations sought

SSDC Environmental Protection Unit (old landfill site) - "The development site is within 200m of a landfill site. I have no further observations to make regarding contaminated land."

Conservation Officer - Observations sought

Yeovil Town Council - On the original plans - recommend refusal based on insufficient parking provision

## **REPRESENTATIONS**

2 neighbours notified and site notice (general interest) displayed, no representations received at time of writing this report

## 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 conservation area?
- Does the extension cause demonstrable harm to the residential amenities of the existing or neighbouring householders?
- Does the proposal allow for sufficient parking and manoeuvring onto/from the A class road?

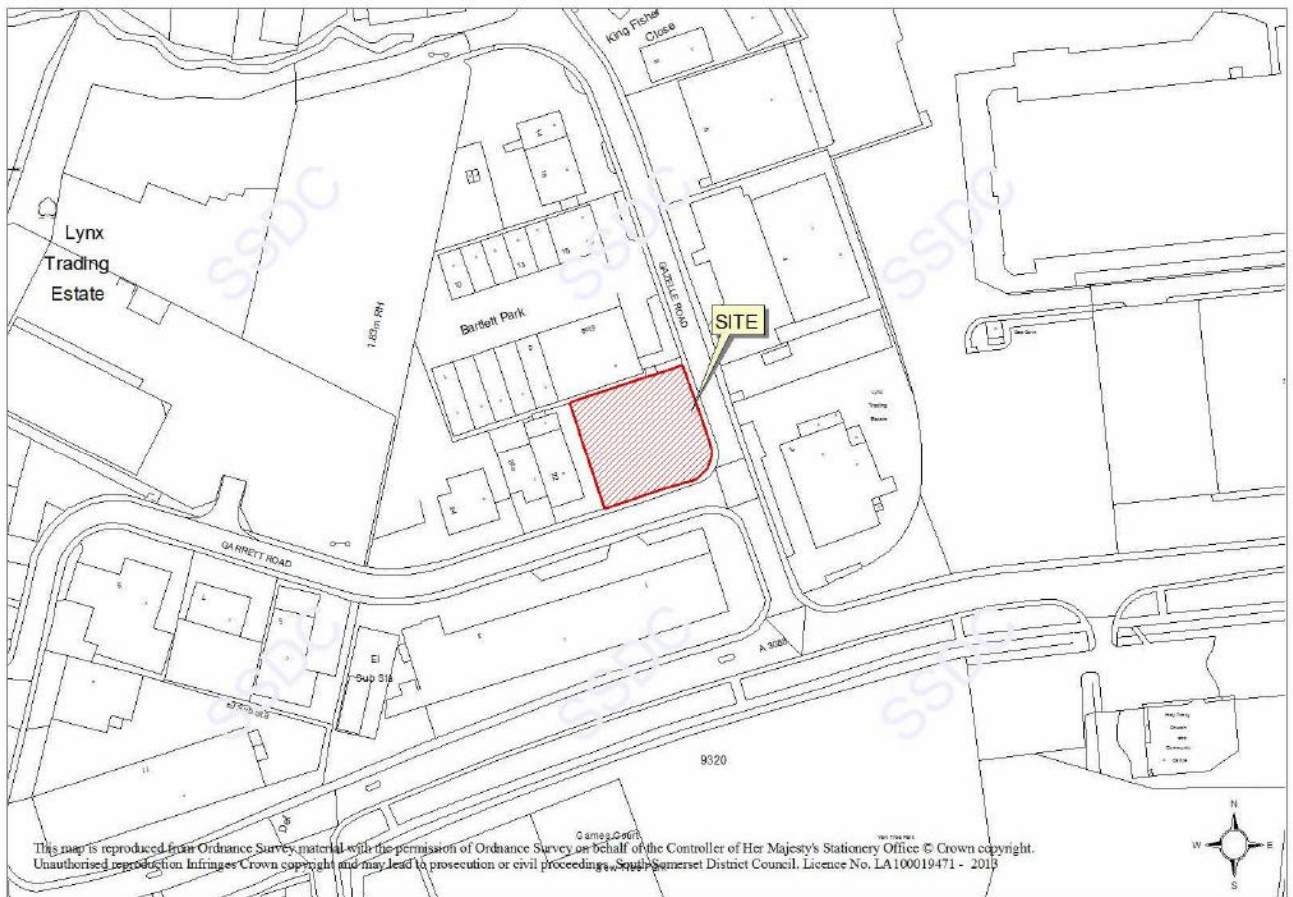
## RECOMMENDATION

The views of the Town Council on the amended plans are invited.

### 6. Officer Report On Planning Application: 13/04788/COL

Site Address:	20 Garrett Road Lynx Trading Estate Yeovil
Ward :	Yeovil (South)
Proposal :	Application for a Certificate of Lawfulness for the existing use of premises as Use Class B2 (General Industry) (GR 353940/115178)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	7th February 2014
Applicant :	Mr Mervyn Ham
Type :	Other

## SITE DESCRIPTION AND PROPOSAL



This is an application for a Certificate of Lawfulness (Existing) for the use of the premises as Use Class B2 (Industrial). The planning history is not clear as to the use of the unit, although reference was made to steel fabrication being carried out in the unit in planning application 850465. A statutory declaration has been provided by the former Managing Director of Ramp Industries Ltd, and a Director of Marsh and Garrett Ltd, which carried out steel fabrication and welding in the unit, which is a B2 Use.

## **HISTORY**

04/02279/FUL - The erection of an extension - conditional approval - 20/10/2004

00/02079/FUL - Replacement and repositioning of boundary fencing - conditional approval 10/10/2000

98/01078/FUL - Alterations and the erection of a fire escape - conditional approval - 17/06/1198

95/07398/FUL - The erection of an extension to workshop to provide garage - conditional approval - 27/07/1995

850465 - The erection of an extension to existing factory - approved - 19/04/1985

782138 - The erection of a factory building on Plot 6, Lynx Trading Estate - approved 14/12/1978

## **POLICY**

The Town and Country Planning (Use Classes) Order 1987 as amended



## CONSIDERATIONS

This certificate of lawfulness seeks confirmation as to whether the building has an existing B2 use. The main consideration of this application is whether the evidence put forward is sufficient to confirm that the unit has a B2 use.

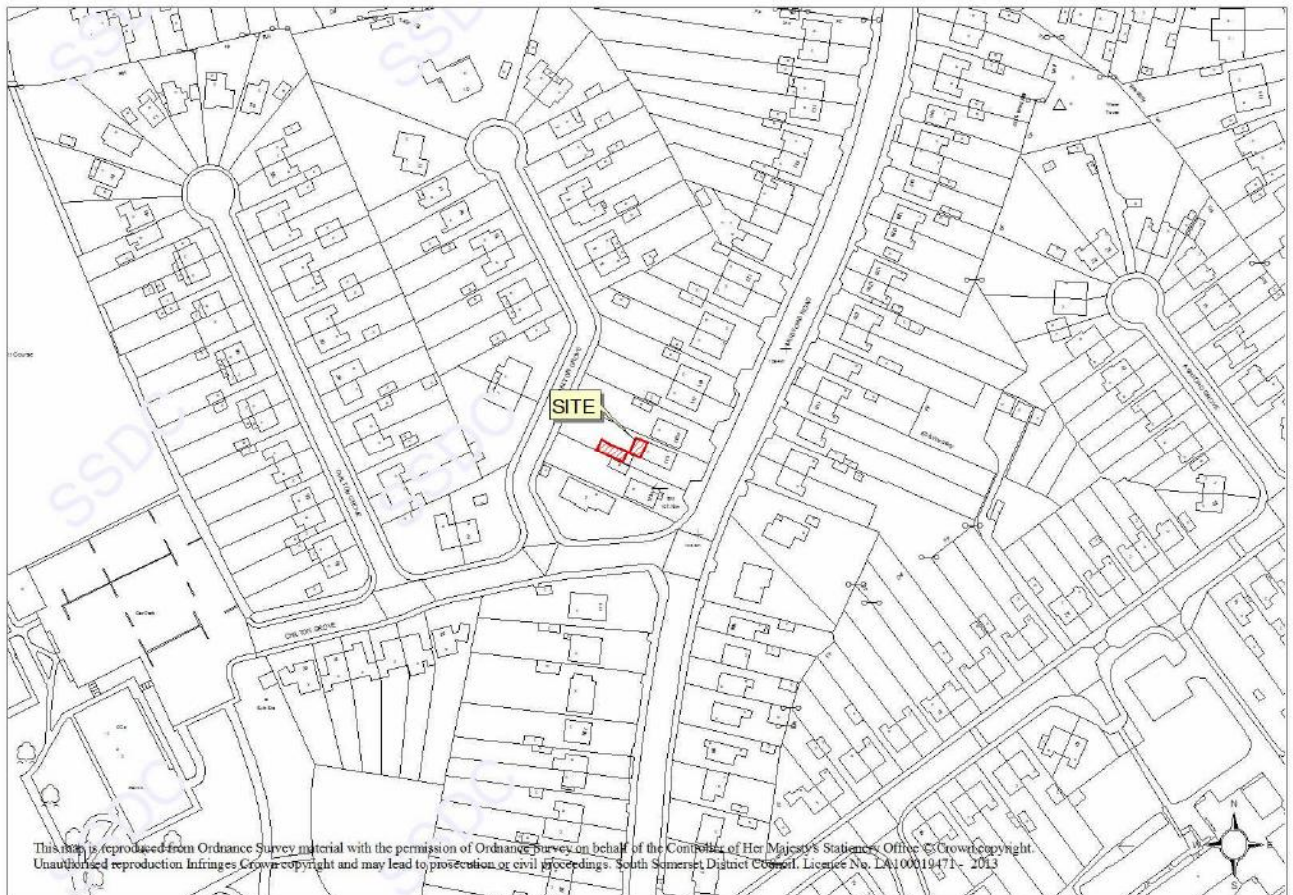
## RECOMMENDATION

The comments of the Town Council are invited.

### 7. Officer Report On Planning Application: 13/04831/FUL

Site Address:	115 Mudford Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Alterations and the erection of two storey rear extension and alterations and relocation of garage (GR 355476/117404)
Recommending Case Officer:	Mrs Jennie Roberts
Target date :	29th January 2014
Applicant :	Mr & Mrs Harry Sayers
Type :	Other Householder - not a Change of Use

## SITE DESCRIPTION AND PROPOSAL



The site is located within a residential area of Yeovil. It comprises a two-storey detached dwelling house constructed of brick under a slate and fibre cement roof, set in a relatively large plot.

This application proposes the erection of a large two storey rear extension to accommodate a kitchen/breakfast room on the ground floor and two bedrooms on the first floor, making a total of four bedrooms (an increase of one). Materials are to match the existing building. A first floor window will be constructed in each side elevation; these will both serve bathrooms.

It is also proposed to alter and relocate the existing garage further back in the site. The garage will be re-roofed with slate to match the house.

There is sufficient space on site to provide at least three off-road parking spaces.

## **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.

Following the recent revocation of the Regional Spatial Strategy and the Somerset and Exmoor National Park Joint Structure Plan Review regard needs to be had to the development plan policies of the saved policies of the South Somerset Local Plan (2006).

South Somerset Local Plan (adopted 2006)  
ST5 (General Principles of Development)  
ST6 (Quality of Development)

Regard must also be had to:  
National Planning Policy Framework - March 2012  
Chapter 7 - Requiring good design

Somerset Parking Strategy (2012)

## **CONSULTATIONS**

COUNTY HIGHWAY AUTHORITY - Awaiting response  
ENVIRONMENTAL PROTECTION - No comments

## **REPRESENTATIONS**

None received at time of writing this report

## **CONSIDERATIONS**

The main considerations of this application are:

- Does the proposal have an acceptable impact on the residential amenity of neighbouring properties, eg in terms of potential for overlooking

- Does the proposal have an acceptable impact on the visual amenity of the surrounding area?

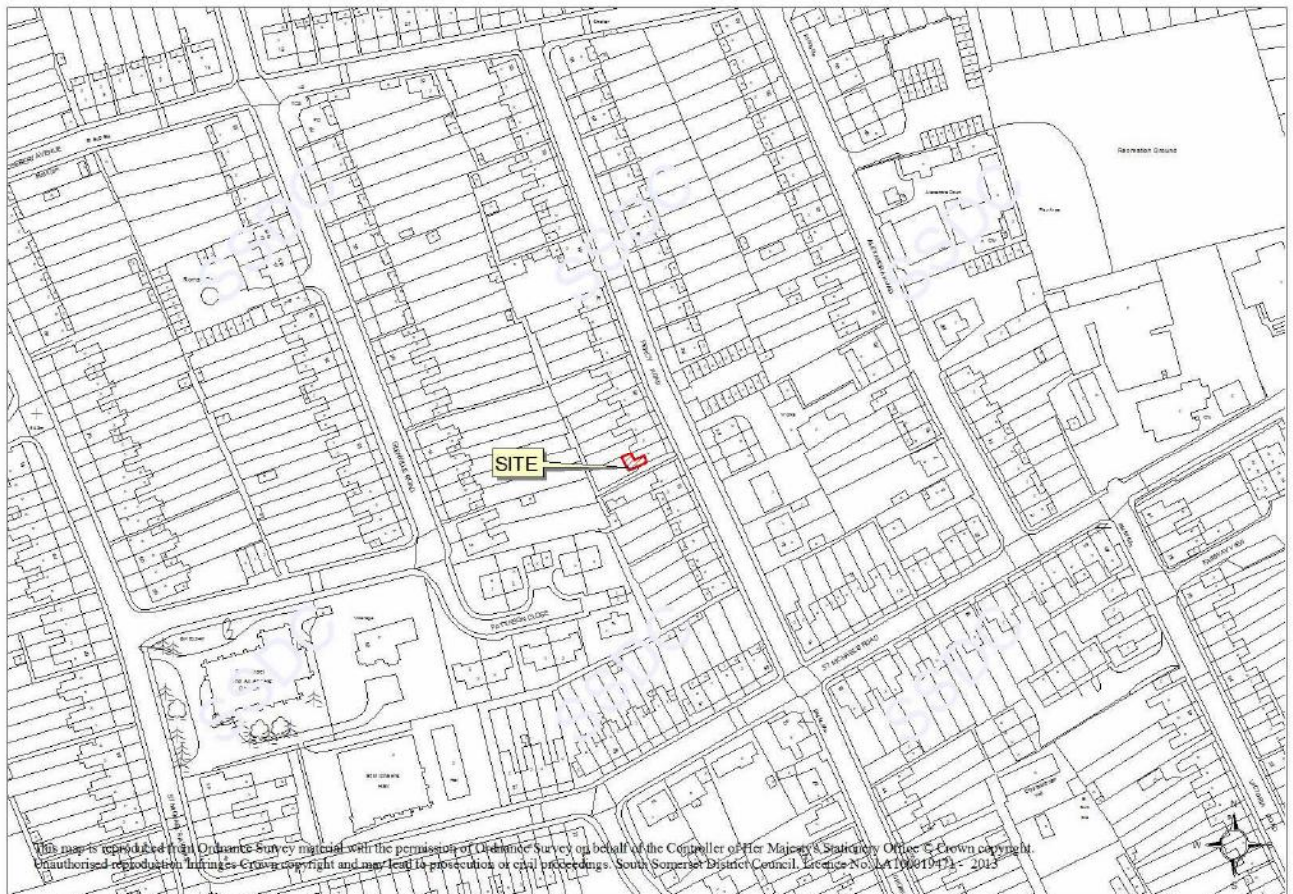
## RECOMMENDATION

The view of the Town Council is invited.

### 8. Officer Report On Planning Application: 13/04885/FUL

Site Address:	17 Percy Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The erection of a single storey rear extension to dwellinghouse (GR 356664/116714)
Recommending Case Officer:	Jane Green
Target date :	23rd January 2014
Applicant :	Ms Caroline Pilling
Type :	Other Householder - not a Change of Use

## SITE DESCRIPTION AND PROPOSAL



17 Percy Road is an end of terrace property constructed of red brick under a double roman tiled roof. The area is predominantly characterised by Victorian terraced residential properties. The road is narrow and as parking is allowed either side of the road. The property is one of very few in the road that enjoys a rear access and parking in the rear garden.

The application seeks planning permission for the erection of a single storey extension. Its form will be a flat roof with rooflight over and patio door and window to the rear facing elevation and would wrap around the rear of the building. It would project 7.4 metres at its deepest, 4.9 metres at its widest and 3.25 to the highest point. Materials are proposed to match the existing property.

Noting the development will impede on the current parking area to the rear and the property is likely to have 2 or 3 bedrooms and would therefore require 1 or 2 car spaces as per Somerset County Council's Parking Strategy. It appears this parking will be lost.

Planning permission is required as the extension is deeper than 6 metres that is allowed as permitted development under the recent General Permitted Development Order changes.

## **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.

The policies of most relevance to the proposal are:

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

South Somerset District Council Supplementary Guidance - Extensions and Alterations to Houses - A Design Guide

National Planning Policy Framework (March 2012)  
Chapter 7 (Requiring Good Design)

Somerset County Council Parking Strategy (March 2012) and Standing Advice (June 2013)

## **CONSULTATIONS**

Highways Authority - Observations sought

Yeovil Town Council - Observations sought



## REPRESENTATIONS

4 neighbours notified, no representations received at time of writing this report

## CONSIDERATIONS

This is an extension to a domestic property and therefore the principle of development is 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?

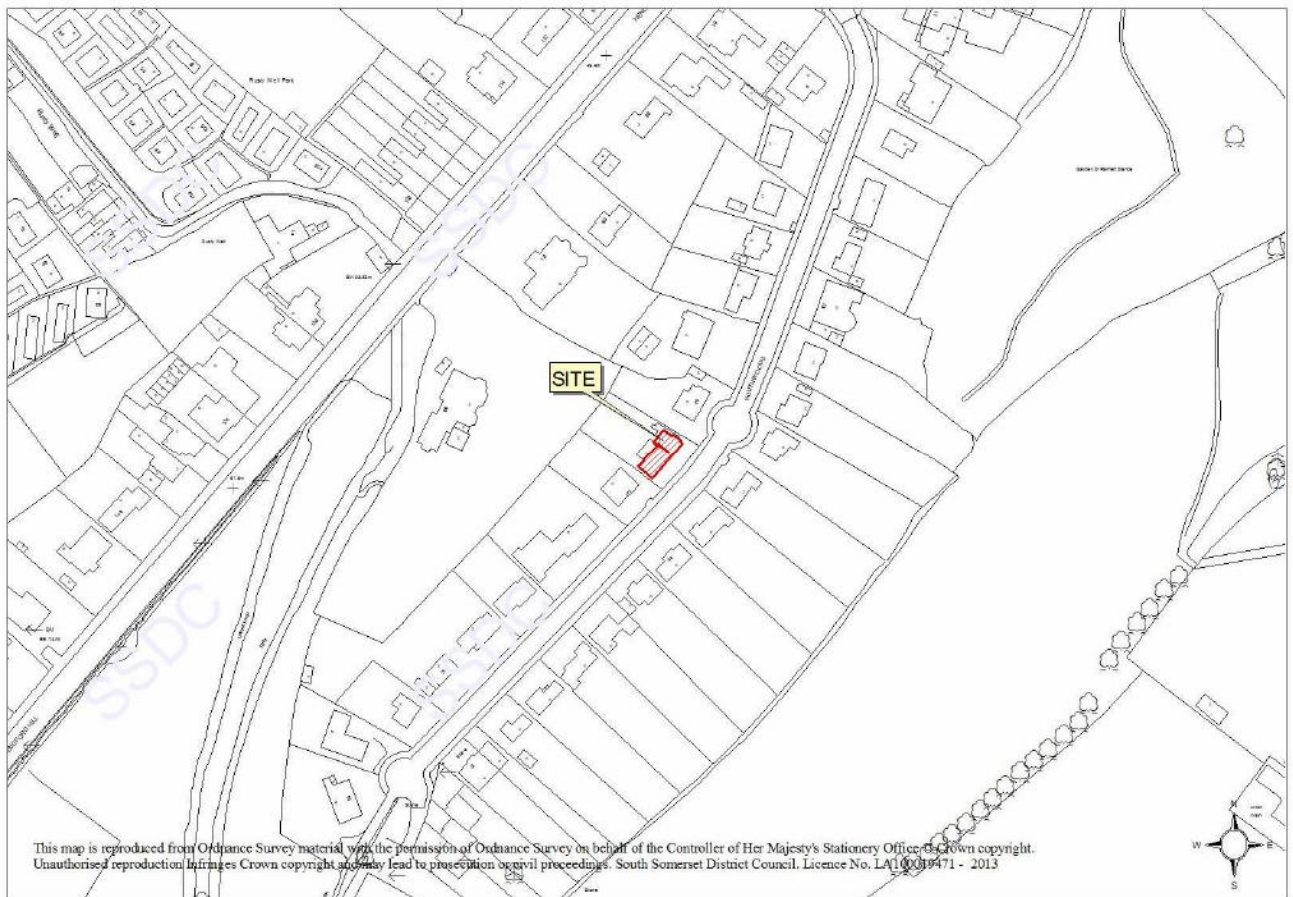
## RECOMMENDATION

The views of the Town Council are invited.

### 9. Officer Report On Planning Application: 13/04915/FUL

Site Address:	18 Southwoods Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	Demolition of existing garage/outbuilding and the erection of two storey extension with integral garage and single storey extension (GR 355151/115148)
Recommending Case Officer:	Andrew Collins
Target date :	30th January 2014
Applicant :	Mr & Mrs Grant Christmas
Type :	Other Householder - not a Change of Use

## SITE DESCRIPTION AND PROPOSAL



This detached property is located within a residential area of Yeovil. It is located adjacent to the recently designated Hendford Hill Conservation Area.

The application proposes the demolition of an existing garage / outbuilding and the erection of a two storey extension with integral garage and a single storey extension.

The two storey extension is proposed to the side and rear. The two storey extension to the side is of the same design and form as the existing with matching materials proposed. This extension would comprise a bedroom at first floor and a garage at ground floor.

At the rear is a two storey projection located in the centre of the rear wall. To either side are 2 single storey lean-to's incorporating a utility and conservatory. A two storey gable extension comprising a utility room on the ground floor and bedroom on the first floor to proposed to the rear. In addition, a 2 storey flat roof extension is proposed. This will comprise a large bedroom, en-suite and covered balcony at first floor with a large kitchen with breakfast area at ground floor. The en-suite is to be timber clad, whilst the remainder of the rear extensions are to be finished in render.

At the front a lean-to covered veranda is proposed.

In total the proposals will change the dwelling from a modest 3 bed to a large 4 bed.

Two parking spaces to the front in addition to the integral garage are proposed.

## **HISTORY**

13918 - Erection of private dwellinghouse & garage, formation of vehicular access -  
Approved 13/11/51

## **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.

For the purposes of determining current applications the local planning authority considers that the relevant policy framework is provided by the National Planning Policy Framework and the saved policies of the South Somerset Local Plan 2006.

South Somerset Local Plan (adopted 2006)  
ST5 (General Principles of Development)  
ST6 (Quality of Development)

National Planning Policy Framework - March 2012  
Chapter 7 - Requiring good design

Other Relevant Documents  
Somerset Parking Strategy (2012)

## **CONSULTATIONS**

COUNTY HIGHWAY AUTHORITY - No comments received.

CONSERVATION OFFICER - No comments received.

## **REPRESENTATIONS**

None received at time of writing report

## **CONSIDERATIONS**

The main considerations of this application are:

- Does the proposal have an acceptable impact on the residential amenity of neighbouring properties, e.g. in terms of potential for overlooking
- Does the proposal have an acceptable impact upon visual amenity of the surrounding area including any views into and out of the designated Conservation Area.

## **RECOMMENDATION**

The views of the Town Council are invited.

## 10. Officer Report On Planning Application: 13/04976/LBC

Site Address:	Penn Hill Dental Surgery 1 Penn Hill Yeovil
Ward :	Yeovil (Central)
Proposal :	The carrying out of internal alterations including the removal of stud partition walls (GR 355727/115808)
Recommending Case Officer:	Jane Green
Target date :	3rd February 2014
Applicant :	Mrs Susan Irvine
Type :	Other LBC Alteration

### SITE DESCRIPTION AND PROPOSAL



1 Penn Hill is a Grade II listed building currently operating as Penn Hill Dental Surgery. The building is a two storey villa of circa 1840 colour washed brick with a hipped Welsh slated roof. It is located in a prominent position on the street which has other listed buildings and is within the designated conservation area.

The alterations propose to remove an (assumed 1970's) partition wall to reinstate a room to its original form on the ground floor of the property.



## **HISTORY**

None relevant to this application

## **POLICY**

Section 16 of the Listed Building and Conservation Areas Act is the starting point for the exercise of listed building control. This places a statutory requirement on local planning authorities to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'

National Planning Policy Framework: Chapter 12 - Conserving and Enhancing Historic Environment is applicable. This advises that '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' (para 132).

Whilst Section 38(6) of the 2004 Planning Act is not relevant to this listed building application, the following policies should be considered in the context of the application, as these policies are in accordance with the NPPF.

South Somerset Local Plan (2006):

EH3 (Change of Use of Listed Buildings and Alterations to Listed Buildings)

EH5 (Development Proposals Affecting the Setting of Listed Buildings)

## **CONSULTATIONS**

SSDC Conservation Officer - Observations sought

Yeovil Town Council - Observations sought

## **REPRESENTATIONS**

No specific neighbours notified but site notice (conservation area) displayed inviting comments, no representations received at time of writing this report

## **CONSIDERATIONS**

This is alterations to a Grade II listed building and therefore the main consideration is the impact of the proposal on the historic and architectural interests of the building

## **RECOMMENDATION**

The views of the Town Council are invited.

## 11. Officer Report On Planning Application: 13/04982/FUL

Site Address:	45 Chilton Grove Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	Alterations and the erection of a two storey side extension and a single storey rear extension to dwellinghouse (GR 355315/117472)
Recommending Case Officer:	Jane Green
Target date :	4th February 2014
Applicant :	Mr Martin Nardiello
Type :	Other Householder - not a Change of Use

### SITE DESCRIPTION AND PROPOSAL



45 Chilton Grove is a two storey detached dwellinghouse constructed of red brick under a concrete plain tiled roof. The property is set back from the neighbouring properties to the south and is located towards to the end of the cul-de-sac. The property benefits from a large front and rear garden with parking for several cars on the drive which leads to a single garage. The road is characterised by similar designed properties some of which are semi-detached and others detached.

The proposal seeks planning permission for the erection of a two storey side extension and a single storey rear extension. The two storey element will be set back some distance from the front of the property, be of a hipped roof design that will meet the ridge of the existing property. A canopy porch is proposed extending from this that will face to the front of the property.

The proposal will see the removal of the existing garage to make way for the proposal. 3 car park spaces (2.4 by 4.8 metres) are proposed at the front of the property with a new soakaway provided and, a drainage channel and permeable paving/finish proposed. It is noted as per the Somerset County Council Parking Strategy a 3 bedroom property in this location would require 2 car park spaces.

## **HISTORY**

None since the original consent for the property in the 1950's

## **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.

The policies of most relevance to the proposal are:

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

South Somerset District Council Supplementary Guidance - Extensions and Alterations to Houses - A Design Guide

National Planning Policy Framework (March 2012)  
Chapter 7 (Requiring Good Design)

Somerset County Council Parking Strategy (March 2012) and Standing Advice (June 2013)

## **CONSULTATIONS**

Highways Authority - Observations sought

Yeovil Town Council - Observations sought

## **REPRESENTATIONS**

2 neighbours have been notified, no representations received at time of writing this report

## **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.

## 12. Officer Report On Planning Application: 13/05001/FUL

Site Address:	14 Manor Road Yeovil Somerset
Ward :	Yeovil (Central)
Proposal :	Alterations, loft conversion including dormer windows to front and rear of dwelling (GR 355310/115756)
Recommending Case Officer:	Jane Green
Target date :	29th January 2014
Applicant :	Ash Lettings Yeovil Ltd
Type :	Other Householder - not a Change of Use

## SITE DESCRIPTION AND PROPOSAL



14 Manor Road is a mid-terrace property constructed of red brick under a double roman tiled roof. The property has no front garden and a modest garden to the rear. The area is typified by similar Victorian properties which have seen alterations such as that proposed but this particular terrace is relatively devoid of such alterations.

The application seeks planning permission for the construction of dormer windows, one to the front roof slope and one to the rear roof slope. Materials are proposed to match with clay hanging tiles for the cheeks of the dormers. The works are to facilitate a loft conversion.

Planning permission is required only for the front facing dormer as it extends beyond the plane of the roof which forms the principal elevation of the dwellinghouse and fronts a highway.

## **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.

The policies of most relevance to the proposal are:

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

South Somerset District Council Supplementary Guidance - Extensions and Alterations to Houses - A Design Guide

National Planning Policy Framework (March 2012)  
Chapter 7 (Requiring Good Design)

Somerset County Council Parking Strategy (March 2012) and Standing Advice (June 2013)

## **CONSULTATIONS**

Highways Authority - Observations sought

SSDC Ecologist – No comments to make  
Environmental Health Officer (Housing) - Advised of application for information only  
Yeovil Town Council - Observations sought

## **REPRESENTATIONS**

3 neighbours notified, no representations received at time of writing this report

## 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 alterations 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

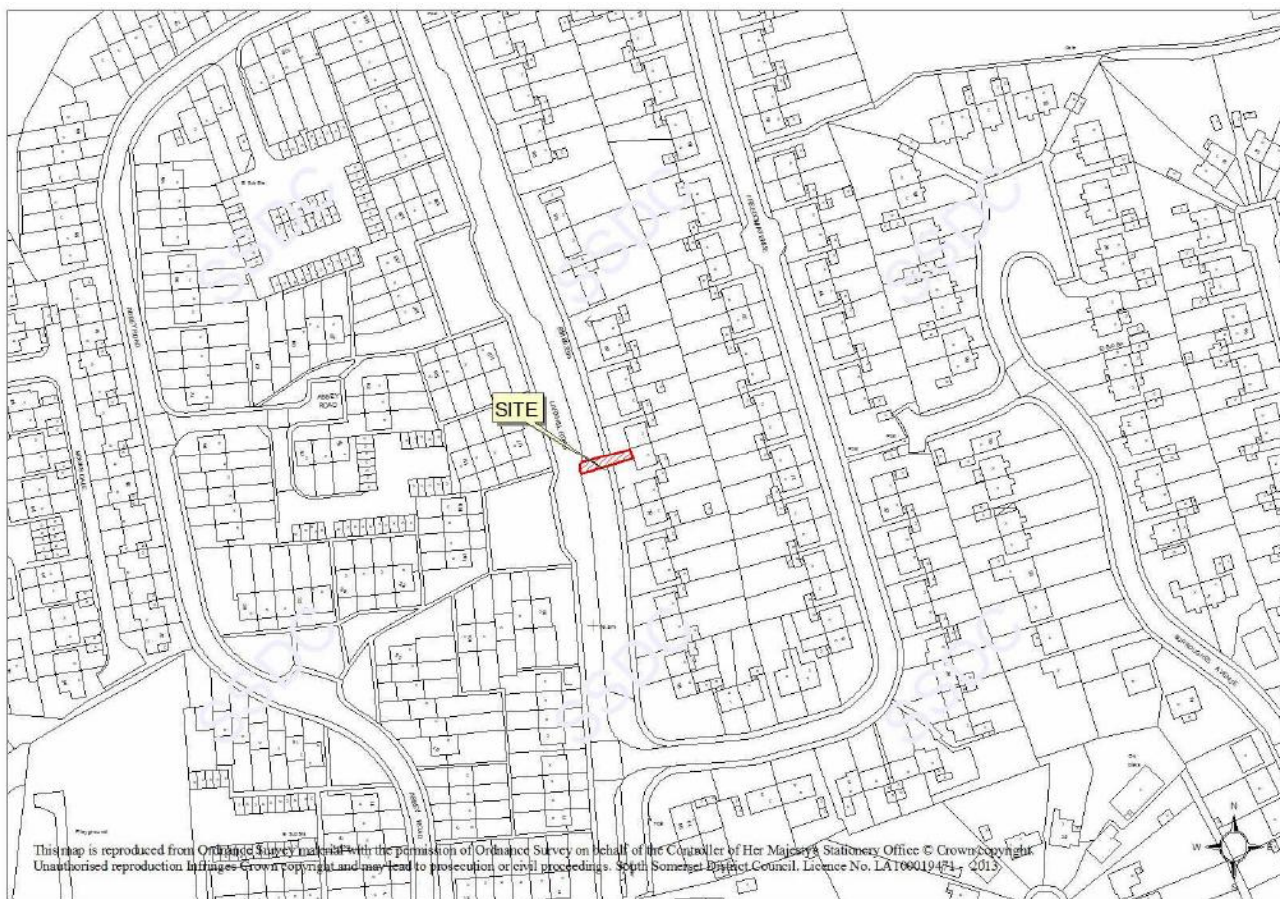
The views of the Town Council are invited.

### 13. **Officer Report On Planning Application: 13/05038/FUL**

Site Address:	74 Larkhill Road Yeovil Somerset
Ward :	Yeovil (West)
Proposal :	The formation of a new vehicular access and hard standing (GR 354106/116715)
Recommending Case Officer:	Jane Green
Target date :	5th February 2014
Applicant :	Mrs Helen Handscomb
Type :	Other Householder - not a Change of Use

## SITE DESCRIPTION AND PROPOSAL





74 Larkhill Road is a two storey semi-detached dwelling located on the east side of the road within a mainly residential area. The surrounding properties are of a similar age and design. The road is lined with mature trees and one is located at the front of the property in close proximity to the proposal.

The proposal seeks planning permission for the formation of a new vehicular access and hardstanding from the edge of the curtilage across a wide grassed verge, which is currently in highway authority ownership. The proposed hardstanding will be either side of the existing pavement, and will require the kerb to be lowered to allow vehicular access onto the classified road. The materials will be concrete with an Eco drain provided next to the footpath to be connected to a new soakaway.

It is noted several other properties in the road have carried out similar development although it is noted this is slightly different than others in that it takes access from a layby used to park cars adjacent to the highway rather than the actual road. This area would therefore have to be left clear of vehicles and would be dealt with by the highway licence.

## **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.

The policies of most relevance to the proposal are:

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

South Somerset District Council Supplementary Guidance - Extensions and Alterations to Houses - A Design Guide

National Planning Policy Framework (March 2012)  
Chapter 7 (Requiring Good Design)

Somerset County Council Parking Strategy (March 2012) and Standing Advice (June 2013)

## **CONSULTATIONS**

Highways Authority - Observations sought  
SSDC Tree Officer - Observations sought  
Yeovil Town Council - Observations sought

## **REPRESENTATIONS**

2 neighbours have been notified, no representations received at time of writing this report

## **CONSIDERATIONS**

In this case the main issues to be considered are:

- The effect on highway safety particularly in connection with the use of the layby in which the access is derived.
- The effect the proposal has on the form, character, and setting of the locality.
- The effect on the residential amenity of occupiers of adjoining properties.

## **RECOMMENDATION**

The views of the Town Council are invited.



#### 14. Officer Report On Planning Application: 13/05059/FUL

Site Address:	2 Matthews Road Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The extension, alteration and conversion of existing dwelling into two dwellings (GR 356349/116421)
Recommending Case Officer:	Andrew Collins
Target date :	11th February 2014
Applicant :	Mr Phillip Perry
Type :	Minor Dwellings 1-9 site less than 1ha

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



This application is seeking planning permission to extend and alter the existing dwelling and convert it into two dwellings.

2 Matthews Road is a two-storey end of terrace dwelling located within a residential area and a defined development area. The dwelling occupies a corner plot with Matthews Road to the front and St Thomas Cross to the side. The property currently has a narrow front garden with a hedgerow growing along the front boundary and good sized garden at the

rear which is partially enclosed by the remains of fencing. There is a driveway to the side leading to a single storey timber and metal clad garage at the rear. The application site is relatively flat and level with the existing dwelling and that adjoining. Whilst there are no trees on the site there is a mature tree situated on land to the east, there are also a number of shrubs along the side boundary with the road.

Planning permission was granted under application 10/04113/FUL, but the permission was not implemented and has now lapsed. This is a resubmission of this previously approved scheme.

## **HISTORY**

10/04113/FUL - The extension, alteration and conversion of existing dwelling into two dwellings - Application permitted with conditions - 01/12/2010

10/00714/FUL- The extension, alteration and conversion of existing dwelling into four flats - Refused - 09/04/2010.

## **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.

For the purposes of determining current applications the local planning authority considers that the relevant policy framework is provided by the National Planning Policy Framework and the saved policies of the South Somerset Local Plan 2006.

Saved policies of the South Somerset Local Plan

ST5 - General Principles of Development

ST6 - The Quality of Development

National Planning Policy Framework

Chapter 6 - Delivering a Wide Choice of High Quality Homes

Chapter 7 - Requiring Good Design

Other Relevant Documents

Somerset Parking Strategy

Somerset Standing Advice

## **CONSULTATIONS**

County Highways: No comments received at the time of writing this report

## **REPRESENTATIONS**

Eight neighbours have been consulted and a general interest site notice erected.

No comments have been received at the time of writing the report.

## CONSIDERATIONS

The main consideration is whether there have been any material changes in planning since the previous decision to justify an alternative decision. This is in relation to;

- The site is located within a development boundary as defined by the South Somerset Local Plan where development is acceptable in principle.
- The visual impact upon the established streetscene and general character of the area.
- Impact upon residential amenity of neighbouring properties.
- Parking provision and impact upon highway safety.

## RECOMMENDATION

The observations of the Town Council are invited.

### 15. Officer Report On Planning Application: 13/05090/FUL

Site Address:	6 Richmond Road Yeovil Somerset
Ward :	Yeovil (South)
Proposal :	The erection of a rear conservatory (GR 355102/115933)
Recommending Case Officer:	Jane Green
Target date :	11th February 2014
Applicant :	Mr Chainey
Type :	Other Householder - not a Change of Use

## SITE DESCRIPTION AND PROPOSAL



6 Richmond Road is a semi-detached two storey dwellinghouse constructed of red brick under a plain tiled roof. The property benefits from an existing single storey extension to the rear. The road is characterised by similar designed properties and is mainly residential.

The application seeks planning permission for the erection of a conservatory to the rear of the property to be located adjacent to the existing single storey element. It is proposed to be 5 metres deep and 2.9 metres high with glazing above a low brick wall to match the existing property.

The proposal does not appear to require planning permission but could be dealt with under the recently amended permitted development rights that allows larger extensions to the rear of dwellinghouses, in this case under 6 metres deep. In this connection the planning agent was contacted and his client has advised that he would like to progress that application as submitted despite this.

## **HISTORY**

06/01164/FUL - Single storey extension to rear of property and second floor extension above existing garage - Application permitted with conditions June 2006

97/01009/FUL - The erection of ground floor extension to form new kitchen - Application permitted with conditions June 1997



## **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.

The policies of most relevance to the proposal are:

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

South Somerset District Council Supplementary Guidance - Extensions and Alterations to Houses - A Design Guide

National Planning Policy Framework (March 2012)  
Chapter 7 (Requiring Good Design)

Somerset County Council Parking Strategy (March 2012) and Standing Advice (June 2013)

## **CONSULTATIONS**

Highways Authority - Observations sought  
Yeovil Town Council - Observations sought

## **REPRESENTATIONS**

4 neighbours have been notified, no representations received at time of writing this report

## **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.

## PLANNING DECISIONS

13/03829/FUL Alterations and the erection of single storey side extensions to ground floor flat (GR 355941/116486) at 1 Crofton Avenue Yeovil Somerset BA21 4DL  
Applicant Mr P Childs

APPROVAL subject to conditions

13/04144/FUL The carrying out of external alterations including boarding over existing fascia, new seating/decking area (GR 355991/115914) at Modello Stars Lane Yeovil  
Applicant Chicago Leisure

APPROVAL subject to conditions

13/04460/FUL Alterations to re-clad and raise the roof of premises and the installation of 2 No. first floor windows to south west elevation (GR 357641/117102) at Units 1 To 4 33 Oxford Road Pen Mill Trading Estate Yeovil BA21 5HR  
Applicant Elite Scaffolding

APPROVAL subject to conditions

13/04385/FUL The formation of vehicular access/hardstanding (GR 356466/116779) at 98 St Michaels Avenue Yeovil BA21 4LQ  
Applicant Ms Anne Ford

**REFUSED**

13/04384/FUL The formation of vehicular access/hardstanding (GR 356468/116774) at 96 St Michaels Avenue Yeovil BA21 4LQ  
Applicant Ms Jan Jones

**REFUSED**

13/04441/FUL The erection of a first floor side and rear extension to dwellinghouse (GR 354338/116705) at 52 cedar Grove Yeovil BA21 3JS  
Applicant Mr and Mrs S Caine

APPROVAL subject to conditions



13/03845/FUL The erection of a two storey side and single storey rear extension to dwellinghouse (GR 355086/115861) at 24 Richmond Road Yeovil BA20 1BA  
Applicant Mr Carl Stayner

**REFUSED**

**Note:**

**Highlighted Planning Decisions:**

Decision of District Council differs from Yeovil Town Council Recommendation.