

Deadline	19th November 2010		
Application Number:	S/2010/1388		
Site Address:	THE BARKERS BARKERS HILL SEMLEY SHAFTESBURY SP7 9BQ		
Proposal:	SINGLE STOREY FRONT EXTENSION AND REAR STAIRWELL EXTENSION		
Applicant/ Agent:	MR AMIL GULAMALI		
Parish:	SEDGEHILL & SEMLEYNADDER/EASTKNOYLE		
Grid Reference:	390791.5	125579	
Type of Application:	FULL		
Conservation Area:		LB Grade:	
Case Officer:	CHARLIE BRUCE- WHITE	Contact Number:	01722 434682

Reason for the application being considered by Committee

Cllr Wayman (Nadder & East Knoyle) has called in the application due to issues of scale, relationship to adjoining properties and design.

1. Purpose of Report

To consider the above application and the recommendation of the Case Officer that planning permission be APPROVED subject to conditions.

Neighbourhood Responses

8 letters of objection/concern were received.

Parish Council Response

Have commented that the Parish must leave all considerations with the Planning Officer.

2. Main Issues

- Character & appearance of the area
- Amenities of the occupiers of nearby property

3. Site Description

The site relates to a chalet bungalow within the settlement of Barkers Hill. The chalet bungalow is in the process of being extended and altered, as granted through previous planning consents. Notably the extensions involve the formation of a two storey side extension, which has now been substantially completed, and the increase in the ridge height of the original dwelling which is still to be undertaken. The side extension has been constructed of natural stone and the original dwelling has now also been clad in this material.

Upon raising the roof of the new dwelling, the existing concrete tiles would be removed and replaced with clay tiles as per the roof of the recently constructed side extension.

The site is within the AONB and Housing Restraint Area.

4. Planning History

<i>App. No.</i>	<i>Proposal</i>	<i>Decision</i>	<i>Date</i>
S/2005/0222	Alterations & 2 storey side extension	AC	12.12.05
S/2006/1098	Alterations & 2 storey side extension	AC	07.08.06
S/2007/0921	Alterations & 2 storey side extension	REF	28.06.07
		Appeal allowed	21.04.08
S/2007/2121	Alterations & 2 storey side extension	REF	12.12.07
S/2007/2547	Alterations & 2 storey side extension	AC	01.02.08
S/2009/1370	Erect rear extension to provide internal stairwell	AC	21.10.09

5. The Proposal

Consent is sought to erect a single storey front extension onto the recently constructed two storey side extension, which would be similar in appearance and design to a bay window. It is also proposed to modify the design of a previously approved, but yet to be implemented, stairwell extension to the rear of the dwelling.

6. Planning Policy

The following development plan policies and national planning guidance are considered relevant to this proposal:

- Local Plan policies G2, H19, D3, C4, C5

7. Consultations

Parish Council

The Parish Council have not changed their views on this development, but in light of the past planning history and the applicants continual breaches of Planning Regulations on this site we feel that we must leave all considerations with the Planning Officer. However we would ask that pressure is brought on the applicant to complete the works and rid the neighbours of the continued sight of a very untidy building site.

8. Publicity

The application was advertised by neighbour notification and site notice.
8 letters of objection/concern were received, raising the following:

- Front extension is obtrusive and too close to the neighbouring boundary;
- The proposals are overdevelopment bearing in mind the extent of previous permitted additions;
- Works have been ongoing for some time and the uncompleted state of the building is an eyesore.

9. Planning Considerations

9.1 Character and appearance of the area

The front extension would be constructed onto the gable end of the recently constructed two storey side extension. It would be of a subsidiary scale, similar in design and appearance to a bay window, with pitched roof and finished in matching natural stone and clay tiles to compliment the appearance of the dwelling. Due to the extension's relatively modest scale, low height and siting towards the side of the plot, partially contained within an embankment and screened by vegetation, it would not have a significant impact within the streetscene or surrounding landscape.

The stairwell extension would be situated on the rear of the dwelling where there would be no views from the streetscene, and steeply rising wooded ground to the rear would prevent any significant views from other directions. The overall scale of the stairwell extension would be larger than that permitted within a previous scheme (S/2009/1370), although it is considered that the simplified design now proposed would result in a better integration with the existing dwelling, and the effect of the increased scale would not be readily apparent from public vantage points. A new window and pitched roof dormer would also be formed between the gable of the proposed and existing rear extensions, which would also be well screened and would reflect the design and proportions of other permitted openings.

It is noted that concern has been expressed by several residents over the incremental effect of successive increases in size to the dwelling. However, in terms of the appearance of the dwelling from the streetscene, due to the siting and scale of the extensions as proposed, the current application would not result in a significant change beyond proposals that have previously been granted, which are themselves considered to represent an enhancement over the design and appearance of the original chalet bungalow.

Concern has also been expressed over the ongoing nature of the works to the property, specifically the time it has taken to finish approved works to the property, and the effects of the unfinished state of the building on its surroundings. However, this is not a matter for consideration within the current planning application, and would potentially be a separate matter. Notwithstanding this, provided that the site is kept reasonably tidy, and the works to implement previous permissions have not been abandoned, it is unlikely that any action could be pursued in order to overcome such concerns.

9.2 Amenities of the occupiers of nearby property

The side corner of the front extension would be constructed close to the neighbouring boundary with Honeysuckle Cottage, which is situated to the south of the site. However, the

extension would be of a small scale and modest height so that it would not have any adverse overbearing or overshadowing effects. Furthermore, it would be situated behind existing vegetation on the boundary which is of a greater height than the proposed front extension, and there would be no loss of privacy due to the extension's single storey nature.

The proposed rear extension would extend no further back than the recently constructed two storey side extension, and would therefore be entirely contained by this existing structure so that it would have no impact upon the neighbouring dwelling. There would be no overlooking from the rear extension or new windows given their orientation and distance from the well screened boundary.

10. Conclusion

The proposed extensions, by virtue of their appropriate scale, siting, design and materials, would have no significant impact upon the character and appearance of the area or the amenity of neighbours.

RECOMMENDATION

It is recommended that planning permission is GRANTED for the following reasons:

The proposed extensions, by virtue of their appropriate scale, siting, design and materials, would have no significant impact upon the character and appearance of the area or the amenity of neighbours. The proposal would therefore accord with the aims and objectives of the development plan, having particular regard to Local Plan policies G2, H19, D3, C4 and C5.

And subject to the following conditions

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. As amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2) This decision relates to documents/plans submitted with the application, listed below:

Plan Ref....Proposed floor plan....	Date Received....24.09.10....
Plan Ref....Proposed first floor plan....	Date Received....24.09.10....
Plan Ref....Proposed front east elevation....	Date Received....24.09.10....
Plan Ref....Proposed rear west elevation....	Date Received....24.09.10....
Plan Ref....Proposed north and south elevations....	Date Received....24.09.10....
Plan Ref....Proposed block plan....	Date Received....24.09.10....

Reason: For the avoidance of doubt.

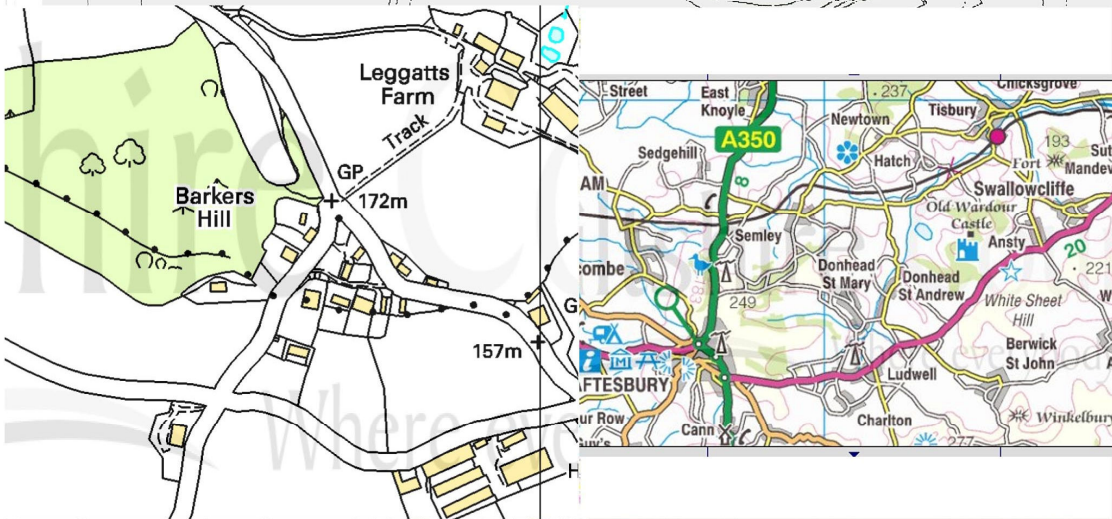
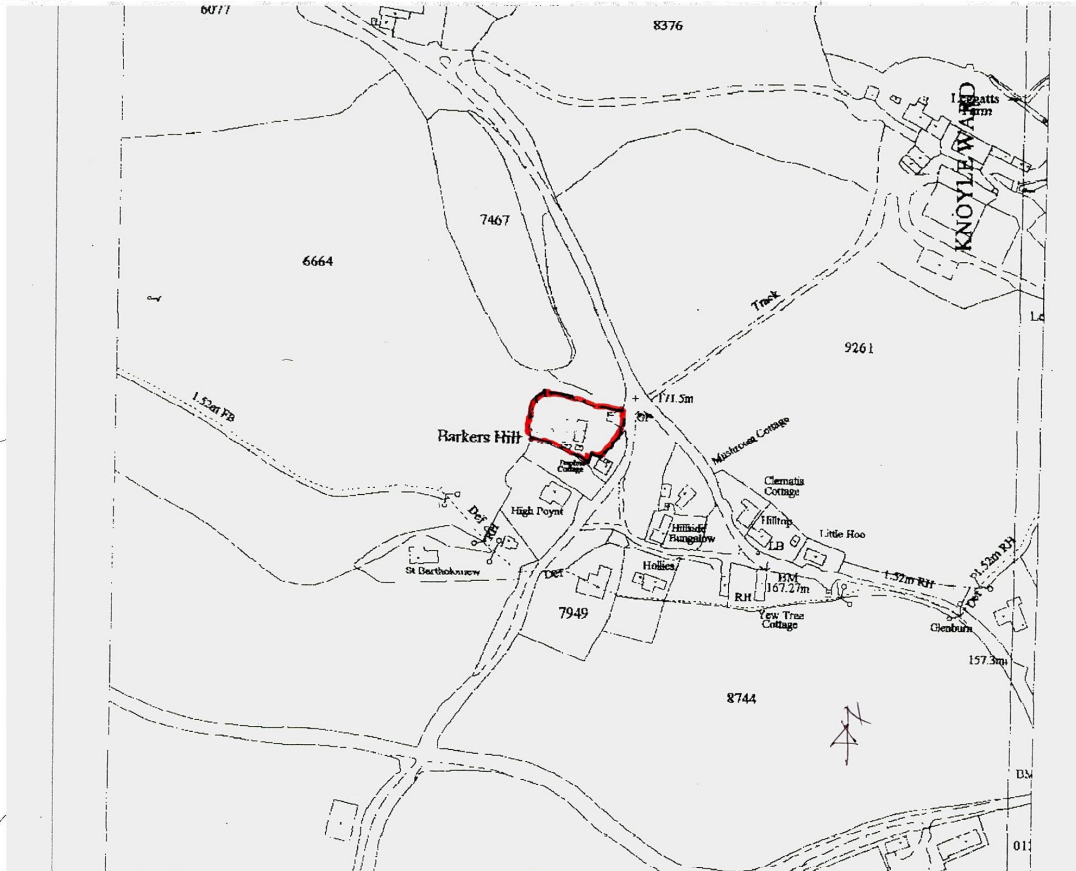
- 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

Reason: To secure a harmonious form of development.

Policy: H19, D3, C5

The Barkers, Barkers Hill, Semley, Shaftesbury. SP7 9BQ

S/2010/1388



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