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<b>APPLICATION NO:</b> 16/P/0887/F	<b>CASE OFFICER:</b> Sam Watson
<b>APPLICANT:</b> Mr & Mrs Watson	<b>Extended expiry date:</b>
<b>PARISH/WARD:</b> Long Ashton/Long Ashton <b>WARD COUNCILLOR(S):</b> Cllr Charles Cave Cllr Kate Stowey	<b>TARGET DATE:</b> 23 May 2016
<b>SITE ADDRESS:</b> 20A Providence Lane, Long Ashton	

LOCATION PLAN: The following plan shows the general location of the site only and is for illustrative purposes. The circle identifies the location of the site and is not a representation of the site boundaries. The site boundaries and other details submitted with the application can be viewed on the council's website at [www.n-somerset.gov.uk](http://www.n-somerset.gov.uk). This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office © Crown copyright and database rights 2016 Ordnance Survey 100023397. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form



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10. Section 2: 16/P/0887/F Erection of first floor extension to south (front) elevation at 20A Providence Lane, Long Ashton

**REFERRED BY COUNCILLOR CAVE**

**Summary of recommendation**

It is recommended that the application be **APPROVED** subject to conditions. The full recommendation is set out at the end of this report.

**The Site**

The application site is located within a residential part of Long Ashton at the end of a cul-de-sac off Providence Lane. The site contains a single two storey dwelling set at the end of a private driveway. The dwelling is an L shape with the main body of the building stretching from north-west to south-east. To the north-west and south-east are residential dwellings with a public house to the south-west and a golf course to the north-east.

**The Application**

This is a full application for a second floor extension to south elevation. The extension is building over the existing ground floor and first floor of the dwelling. The proposal is to raise the roof height by 2.5 metres at both the eaves and ridge line. One set of windows will be added to the south-west elevation and three roof lights will be added to the south-east elevation. The application has been amended since originally submitted to remove two proposed dormer windows.

**Relevant Planning History**

<b>Year</b>	<b>Reference</b>	<b>Proposal</b>	<b>Decision</b>
2004	04/P/2962/F	Erection of a dwelling.	Approved

**Policy Framework**

The site is affected by the following constraints:

- The site is within the Settlement Boundary for Long Ashton
- Adjoins the Green Belt
- Adjoins a wildlife site.

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**The Development Plan**

North Somerset Core Strategy (NSCS) (adopted April 2012)\*

The following policies are particularly relevant to this proposal:

<b>Policy Ref</b>	<b>Policy heading</b>
CS11	Parking
CS12	Achieving high quality design and place making

\* Core Strategy - High Court Challenge

Following a legal challenge to the adopted Core Strategy, Policy CS13 (housing requirement) was remitted back to the Planning Inspectorate for re-examination. In addition, Policies CS6, CS14, CS19, CS28, CS30, CS31, CS32, CS33 were also remitted on the grounds that should the housing requirement be increased, then this may have consequences for one or more of these policies. All other policies remain adopted. Policy CS13 was approved by the Secretary of State on 18 September 2015 and forms part of the development plan. The examination of the other remitted policies is currently taking place.

North Somerset Replacement Local Plan (NSRLP) (saved policies) (adopted March 2007)

The following saved policies are particularly relevant to this proposal:  
H/7 Residential development within settlement boundaries.

The Sites and Policies Plan Part 1: Development Management Policies (Adopted 19 July 2016)

The following policies are particularly relevant to this proposal:

<b>Policy</b>	<b>Policy heading</b>
DM24	Safety, traffic and provision of infrastructure, etc. associated with development
DM28	Parking standards
DM32	High quality design and place-making
DM38	Extensions to dwellings

**Other material policy guidance**

National Planning Policy Framework (NPPF) (March 2012)

The following is particularly relevant to this proposal:

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Section No	Section heading
4	Promoting sustainable transport
7	Requiring good design

### Supplementary Planning Documents (SPD) and Development Plan Documents (DPD)

- Residential Design Guide (RDG1) Section 1: Protecting Living conditions of neighbours SPD (adopted January 2013)
- Residential Design Guide (RDG2) Section 2: Appearance and character of house extensions and alterations SPD (adopted April 2014)
- North Somerset Parking Standards SPD (adopted November 2013)

### Consultations

Copies of representations received can be viewed on the council's website. This report contains summaries only.

**Third Parties:** Twelve letters of objection have been received. The principal planning points made are as follows:

- There will be overlooking, from the two side facing dormer windows. *[Officer comment: The application has been amended to replace the dormer windows with velux windows and remove the overlooking.]*
- The increased height would cause overbearing to the neighbouring properties at number 22 Providence Lane and 7 and 15 Short Lane.
- The design of the extension is out of character with the surrounding area and village by way of its height and the use of the substantial window in the dormer.
- Loss of light to neighbouring properties including to terrace areas.
- The description of the development is ambiguous and potentially misleading. The extension is a second floor extension rather than a first floor extension. *[The application and its description has been amended to address this.]*

**Long Ashton Parish Council:** "The PC recommends refusal of this application, which it considers to be a vast overdevelopment of the site and overbearing on neighbouring properties - particularly those at 22 Providence Lane and 7 Short Lane. It notes too that the application is described as a first floor extension, when it is actually provides a third floor. It is considered important that the appropriate 45° calculations are carried out particularly as they relate to 22 Providence Lane. The PC notes that it recommended refusal of the original planning application for this house in 2004, as it considered it to be overbearing."

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**Principal Planning Issues**

The principal planning issues in this case are (1) the principle of residential extensions in this location, (2) Living conditions of neighbours and (3) character and appearance.

**Issue 1: The principle of residential extensions in this location**

The site falls within the settlement boundary for Long Ashton where residential development is acceptable in principle in accordance with policies CS32 of the Core Strategy, DM32 and DM38 of the North Somerset Sites and Policies Plan (Part 1) and policy H/7 of the North Somerset Replacement Local Plan.

**Issue 2: Living conditions of neighbours**

Policies DM32 and DM38 of the Sites and Policies Plan Part 1 require that new development should have no significant adverse effects on adjacent areas through overlooking, overshadowing or overbearing impact. In order to manage the risk of overbearing impacts, the Council's Residential Design Guide sets out a recommended minimum distance of 12 metres between a two-storey side wall and the main elevation with windows of a dwelling.

In this particular case however it is considered that the proposal will not adversely affect the living conditions of number 22 Providence Lane through an overbearing impact. While the proposed extension will be 9 metres away from windows on number 22 it will only extend 3.5 metres in front of these windows. These windows serve a first floor living room which in total has five windows. Two of these face south-east (towards the proposal), two face north-west and a pair of patio doors face south-west. Therefore while the proposal would affect one of these windows and would be within the recommended 12 metres it is not considered to result in a significant loss of light or an overbearing impact as the other windows will not be adversely affected.

The proposal will not cause a significant increase in overbearing impact to number 7 Short Lane. It is set further back from number 7 and there is sufficient space between the houses to limit the impact of the extension. Number 15, which is on a similar land level as the application site will also not be unacceptably affected by an overbearing impact due to the distance between the dwellings and the positioning of number 15 in relation to the proposal.

The proposals have been assessed against the tests provided in the Residential Design Guide – Section 1 to ensure that the proposal will not cause overshadowing to the neighbouring properties. The proposals pass the 45 degree test against number 22 Providence Lane when assessed against the ground floor south facing patio doors, which is the closest window to the

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proposal. The test cannot be applied to Number 7 Short Lane due to its positioning but there is not considered to be any further loss of light from the proposal due to the land levels and the positioning of the dwellings. Further, due to the distance between number 15 Short Lane and the application site it is not considered that this will also be adversely affected by a loss of light.

In conclusion the proposals are not considered to have a significant harmful impact on the living conditions of neighbours through overlooking, overbearing impact or overshadowing. Therefore the proposal would comply with the Residential Design Guide and policies DM32, DM38 and H/7, which seek to protect the living conditions and privacy of neighbours.

**Issue 3: Character and appearance**

Policy CS12 of the Core Strategy requires a high standard of design in all new developments. These policies require that development is sensitively designed to respect the character of the site and its surroundings, taking the opportunity to enhance an area where relevant. In particular, consideration will be given to the siting, levels, density, form, scale, height, massing, detailing, colour and materials of a development and whether these characteristics respect those of the existing building and the surrounding area.

Providence Rise is a small cul-de-sac, off Providence Lane, on which the application site is situated. It is characterised by a variety of different house styles including L shaped dwellings and rectangular dwellings. Dormer windows and balconies on the southern elevations are common and many of the dwellings have split levels due to the steepness of the hill.

The proposal is for a second floor front extension over the existing two storey front (southern) wing of the dwelling. The front wing of the building would therefore be three storeys high. However, due to the land levels the ridge height of the front extension will not extend beyond the ridge height of the main dwelling. The proposal would, therefore, be in keeping with the existing dwelling and the surrounding area. On the south-west elevation a window wall is proposed which follows the roof shape. In the most recent amendments the two side dormers have been removed and replaced with four, high-level roof lights. Due to the location of the application site these are not considered to be out of keeping with the surrounding area. Specifically, the roof lights while not a character of Providence Rise, will be out of view from the street scene and are not considered to be inappropriate. Further, while the window wall will be modern it is deemed to be in keeping with the surrounding built-up area.

In conclusion the proposals would not adversely affect the character and appearance of Providence Rise and would not affect the character of the

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application site. It would therefore comply with policies CS12 and DM32 in regards to the character and appearance of the area.

**Natural Environment and Rural Communities (NERC) Act 2006**

The proposed development will not have a material detrimental impact upon biodiversity.

**The Crime and Disorder Act 1998**

The proposed development will not have a material detrimental impact upon crime and disorder.

**Conclusion**

In principle, proposals for householder extensions such as this are acceptable where they comply with all over relevant policies and advice. It is considered that the proposals will not cause unacceptable effects on neighbours, including overlooking, overbearing impact and over shadowing. The proposal would therefore comply with policies H/7, DM32 and DM38 which seek to protect the living conditions and privacy of neighbours.

The proposals would not adversely affect the character and appearance of Providence Rise and would not affect the character of the application site. The size and height of the proposal is not out of character with the area and the window wall is not overly modern or out of keeping. It would therefore comply with policies CS12 and DM32 in regards to the character and appearance of the area.

**RECOMMENDATION: APPROVE** (for the reasons stated in the report above) subject to the following conditions:-

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

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans and documents to be listed on the decision notice.

Reason: For the avoidance of doubt and in the interest of proper planning.

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3. The external walling and roofing materials to be used in the building works hereby permitted shall match those in the existing building. If any other material is proposed no development shall take place until such has been approved, in writing, by the Local Planning Authority.

Reason: To ensure the works harmonise as closely as possible with the existing building, in order to maintain the character of the building and the surrounding area and in accordance with section 7 and paragraph 17 of the National Planning Policy Framework, policy CS12 of the North Somerset Core Strategy and policy GDP/3 of the North Somerset Replacement Local Plan (saved policies).