

Mr Kevin Smith  
7 Ludlow Close  
Frome  
Somerset  
BA11 2ES

28 June 2021

Dear Sir/Madam

**Proposal:                   Erection of rear extension.**  
**Location:                 4 South View Hoares Lane Babington Frome Somerset**  
**Applicant:               Mrs V Dale**  
**Application Number: 2021/1126/L1PA**

Thank you for your recent pre-application enquiry regarding the above proposal. Please find my response attached.

The views expressed in this report represent an Officer's informal opinion only based on the information supplied and without consultation with statutory consultees or third parties. This advice is not binding on any future decisions made by elected members of the Council or under powers delegated to other Officers.

Should you choose to progress your scheme and submit further application(s) you may benefit from setting up a Planning Performance Agreement to give you greater certainty of deadlines and outcomes. You will also get a dedicated Planning Officer and either a fast track timetable or a mutually agreed timetable for your scheme to follow – all for a fixed upfront fee. For further details see our website page <https://www.mendip.gov.uk/article/9981/Planning-Performance-Agreements>

Your proposed works may need Building Regulation Consent and should you choose to proceed you are advised to contact Somerset Building Control Partnership on 0300 303 7790 or email: [somersetBCP@sedgemoor.gov.uk](mailto:somersetBCP@sedgemoor.gov.uk). Further information can also be found on their website: <https://somersetbcp.sedgemoor.gov.uk/>

I hope this is clear but should you require anything further please contact me on 01749 341537 or by email at [josh.cawsey@mendip.gov.uk](mailto:josh.cawsey@mendip.gov.uk).

Yours faithfully

Josh Cawsey

Development Management  
Planning and Growth

## Pre-Application Advice Report

<b>Mendip District Council</b>	<b>Site Address:</b> 4 South View, Hoares Lane, Babington, BA11 3RP	<b>Ref No:</b> 2021/1126/L1PA
<b>Summary of your proposal and Officer view:</b>		
<p>The proposal seeks to erect a part two storey and part single storey rear extensions with the rear single storey extension at an angle, matching the angle of the rear garden.</p> <p>In principle, the proposal is acceptable, with the proposed extension being to an existing dwellinghouse. The design and neighbouring impact has been assessed and expanded on further below.</p> <p>As assessed further below, the proposal as shown on the submitted plans is likely to be acceptable – the proposed design being inkeeping with the surrounding area and resulting in no harm with regards to the neighbouring residential amenities.</p>		
<b>Planning Policies, legislation and other information relevant to your proposal:</b>		
<p>The Council's statutory Development Plan comprises:</p> <ul style="list-style-type: none"><li>• Mendip District Local Plan Part I: Strategy and Policies (December 2014)</li><li>• Somerset Waste Core Strategy (2013)</li><li>• Somerset Mineral Plan (2015)</li></ul> <p>The following policies of the Local Plan Part 1 are relevant to the determination of this application:</p> <ul style="list-style-type: none"><li>• CP1 – Mendip Spatial Strategy</li><li>• DP1 – Local Identity and Distinctiveness</li><li>• DP7 – Design and Amenity of New Development</li><li>• DP10 – Parking Standards</li></ul> <p><b>Other possible Relevant Considerations (without limitation):</b></p> <ul style="list-style-type: none"><li>• National Planning Policy Framework</li><li>• National Planning Practice Guidance</li><li>• The Countywide Parking Strategy (2013)</li><li>• Somerset County Council Highways Development Control Standing Advice</li></ul>		
<b>ASSESSMENT OF MAIN ISSUES:</b>		
<b>Principle of Development</b>		
<p>The proposal seeks to erect a two storey and single storey rear extension to the existing dwellinghouse. Being an existing dwellinghouse and the extension being a residential proposal, the principle of the development is assessed to be acceptable.</p>		
<b>ACTION: No actions required.</b>		

## Design and Impact on Character and Appearance of the Area

Policy DP1 of the Local Plan states that development should contribute positively to the maintenance and enhancement of local identity, and proposals should be formulated with an appreciation of the built and natural context.

The proposal seeks to erect extensions to the rear of the host dwelling. The proposed extensions are considered to be modest in scale and would appear to be subservient to the host dwelling, with the roofs and side elevations being set within those of the house, and the depth and floor area not being excessive in relation to the existing dwelling or the plot.

From the submitted Elevations and Floor Plans, it appears that the proposal would be broadly in-keeping with the host dwelling and neighbouring dwellings in terms of design and scale. The proposed materials have been noted on the plans to match the existing house and this would be acceptable.

The proposal as shown on the plans also seeks to include a single storey rear extension that is at an angle to the host dwellinghouse to follow the angle of the garden. With the proposal following the angle of the garden, as well as being small in scale, flat roofed and matching the proposed two storey extension, this is likely to be acceptable.

### **ACTION:**

- **Apply for planning permission using the plans provided; any changes to the proposed scheme may have a bearing on the acceptability of the proposal.**

## Impact on Residential Amenity

Policy DP7 of the Local Plan states that development proposals should protect the residential amenities of neighbours

In this case, the main consideration regarding the proposal's impact on neighbours is the effect of the two-storey rear extension.

The proposed single storey extension is modest in terms of its depth and height and would have only limited impacts on the amenities of neighbouring occupiers.

The two-storey extension would include windows in its rear elevation, however the existing dwellinghouse has rear windows and therefore the proposal would have only limited additional overlooking impacts given its proposed depth and relationship to neighbouring properties.

The most likely form of harm in this case is the potential of the two storey extension to have an overbearing impact in relation neighbouring properties. I can see from the submitted plans that this extension has been set in from the neighbouring boundaries to try to limit the impact. To the south, there is a separation distance of 2.5m and to the north a separation of 1m.

Given the proposal's siting, scale, design, and relationship to neighbouring properties, with the form of the roof slope taking the neighbouring properties into consideration, it is unlikely that the proposal would have an unacceptably harmful impact through overbearing or overshadowing impacts. As such, the proposed extensions would be acceptable with regards to the residential amenity of the neighbouring properties.

### **ACTION:**

- **Apply for planning permission using the plans provided; any changes to the proposed scheme may have a bearing on the**

## acceptability of the proposal.

### Highways, Access and Parking

Policy DP10 concerns the provision of adequate vehicle parking space to serve new development.

The proposal would add two additional bedrooms to the host dwelling, resulting in a four bedroom house. As per the Somerset County Council Parking Standards, this would require three parking spaces, or an increase in one space over the existing. On the submitted plan, the parking area is noted, but not the number of spaces.

From a Street View image, it appears that the parking area could accommodate three spaces so this is unlikely to be an issue, but these spaces would need to be included on the Proposed Site Plan.

The site has an existing access on to Hoares Lane and this would not appear to change so the access arrangements would be acceptable.

#### **ACTION:**

- **Include existing and proposed parking arrangements, to standard sizes, on the Site Plan with the gain of one space shown.**

### Flood Risk and Surface Water / Foul Drainage

From the information available to us it appears the site is located within Zone 1, which is at the lowest risk of flooding and, as the sites are under 1ha in area, a flood risk assessment would not be required. For information, please see <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#which-developments-need-a-flood-risk-assessment>

### OTHER RELEVANT MATTERS

#### Information we would like you to submit with a further planning application:

A significant proportion of applications received by the Council are invalid. This means they do not contain the necessary information to assess the application and the evident issues.

Therefore if you choose to submit an application for the proposed development it should include:

- Application form and ownership certificate
- Fee
- Site Location Plan (1:1250)
- Existing and Proposed Elevations
- Existing and Proposed Floor Plans
- Existing and Proposed Site Plans

Further guidance on the requirements can be found on the Council's website [Apply for Planning Permission - Mendip District Council](#)

If you require further guidance on submission requirements please contact us on 0300 303 8588 and ask to speak to the Duty Officer.

