Prior Report - It is recommended that items accompanied by an officer report (y) are agreed as per the report recommendation under delegated authority.

Items not accompanied by an officer report (n) are automatically raised for discussion to agree a recommendation

Any item on the list can be raised for discussion at the meeting through the Chair

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| ID | MDC Reference | Address | Ward | Applicant | Description | Planning Officer | Type | Prior Report |
| 110 | 2015/1018/FUL | 3 Clink Road Frome Somerset BA11 2EN | Berkley Down | Kane Contracts Ltd | The removal of existing garage and the construction of 2 new dwellings and associated works to the rear of 3 Clink Rd. | Carlton Langford | Full Application | No |
| 111 | 2015/1181/HSE | 24 Westcott Close Frome Somerset BA11 2ET | Berkley Down | Mrs Janine Angel | Two storey extension to the side of existing two storey house. | Lorna Elstob | Householder | Yes |
| 112 | 2015/1222/FUL | P M Motors Station Approach Frome Somerset BA11 1RE | College | Mr Pietro Mistretta | Extension of existing industrial workshop unit (Class B2 - general industrial), including internal mezzanine floor. | Anna Clark | Full Application | No |
| 113 | 2015/1261/VRC | 45 Keyford Frome Somerset BA11 1LB | Keyford | Mr & Mrs Andrew & Caroline Walsh-Waring | Application for variation of condition 2 following grant of planning permission 2013/2609/FUL. | Carlton Langford | Variation or Removal of Conditions | Yes |
| 114 | 2015/1297/HSE | 17 Styles Hill Frome Somerset BA11 5JG | Berkley Down | Mr p watts | Two storey rear extension. | Conrad Rodzaj | Householder | No |
| 115 | 2015/1175/FUL | 8 Palmer Street Frome Somerset BA11 1DS | Market | Ms Aimee Snell | Application for permanent change of use from A1 to A3. Minor alterations to building fabric (works commenced January 2014). | Carlton Langford | Full Application | No |
| 116 | 2015/1403/FUL | Frome Town Football Club Berkley Road Frome BA11 2EH | Berkley Down | Frome Town AFC | Portacabins to provide toilet block, supporters club, boardroom and office. | James U'Dell | Full Application | No |
| 117 | 2015/1417/HSE | 54 Nunney Road Frome BA11 4LE | Oakfield | Jane Hardstaff | Installation of french doors to the east elevation. | Lorna Elstob | Householder | Yes |
| 119 | 2015/1364/HSE | 101 Rodden Road Frome Somerset BA11 2AJ | Berkley Down | Mr Darren Walton | Two storey extension to the side of the property, porch to the front, raise the pitch of the existing lean-to kitchen roof and provide two velux windows. Loft conversion with three velux windows to the rear elevation of the roof. | Conrad Rodzaj | Householder | Yes |
| 120 | 2015/1366/HSE | 14 Styles Avenue Frome Somerset BA11 5JN | Berkley Down | Mr & Mrs P Courtney | Single storey rear kitchen extension. | Conrad Rodzaj | Householder | Yes |
| 121 | 2015/1371/HSE | Keevil House Smithy Lane Frome Somerset BA11 1EP | Market | Mr Barry James | Ground floor remodelling including a small single storey rear extension and a first floor extension for new en-suite. | Conrad Rodzaj | Householder | Yes |

Officer recommendations

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| ID | MDC Reference | Address | Ward | Applicant | Description | Planning Officer | Type | Comments |
| 111 | 2015/1181/HSE | 24 Westcott Close Frome Somerset BA11 2ET | Berkley Down | Mrs Janine Angel | Two storey extension to the side of existing two storey house. | Lorna Elstob | Householder | Recommend Refusal. The extension would not be in keeping with or subservient to the existing property. The adjoining property has successfully extended in line with Mendip District Council’s House Extension Design Guide by establishing a clear design break, distinguishing the original building and new work. This proposal would be out of character with adjacent buildings and would unbalance the semi. The proposal does not respect the qualities and distinctiveness of its surroundings (G1 & BD3 Frome Town Design Statement) or relate well to the surrounding street (G7 & BD2 TDS). |
| 113 | 2015/1261/VRC | 45 Keyford Frome Somerset BA11 1LB | Keyford | Mr & Mrs Andrew & Caroline Walsh-Waring | Application for variation of condition 2 following grant of planning permission 2013/2609/FUL. | Carlton Langford | Variation or Removal of Conditions | No objection subject to approval by conservation officer. |
| 117 | 2015/1417/HSE | 54 Nunney Road Frome BA11 4LE | Oakfield | Jane Hardstaff | Installation of french doors to the east elevation. | Lorna Elstob | Householder | No objection. The proposed installation of French doors to the east elevation would not negatively impact upon the amenity of the adjacent buildings nor cause any overlooking issues. The choice of materials are in keeping with the surrounding area and the new door will be mostly obscured by the boarded fence and boundary wall. |
| 119 | 2015/1364/HSE | 101 Rodden Road Frome Somerset BA11 2AJ | Berkley Down | Mr Darren Walton | Two storey extension to the side of the property, porch to the front, raise the pitch of the existing lean-to kitchen roof and provide two velux windows. Loft conversion with three velux windows to the rear elevation of the roof. | Conrad Rodzaj | Householder | Recommend refusal. The proposed extension directly conflicts with the design of the existing building and does not respect the qualities and distinctiveness of its surroundings (G1 & BD3 Frome Town Design Statement). MDC’s House Extension Design Guide establishes the principle that “where the original building has a pitched roof then all extensions should normally have a pitched roof to match”. An example of a more appropriate extension of this type of property can be found at number 115 Rodden Rd, which isn’t reflected on the location plan provided by the applicant. |
| 120 | 2015/1366/HSE | 14 Styles Avenue Frome Somerset BA11 5JN | Berkley Down | Mr & Mrs P Courtney | Single storey rear kitchen extension. | Conrad Rodzaj | Householder | No Objection. The proposal is of an appropriate size and will not negatively impact upon the amenity of adjacent properties or the area. The extension is clearly distinguishable from the original building and the design is respectful of the qualities of the surrounding area, it will not negatively impact upon the street scape. |
| 121 | 2015/1371/HSE | Keevil House Smithy Lane Frome Somerset BA11 1EP | Market | Mr Barry James | Ground floor remodelling including a small single storey rear extension and a first floor extension for new en-suite. | Conrad Rodzaj | Householder | No objection subject to approval by conservation officer. |