

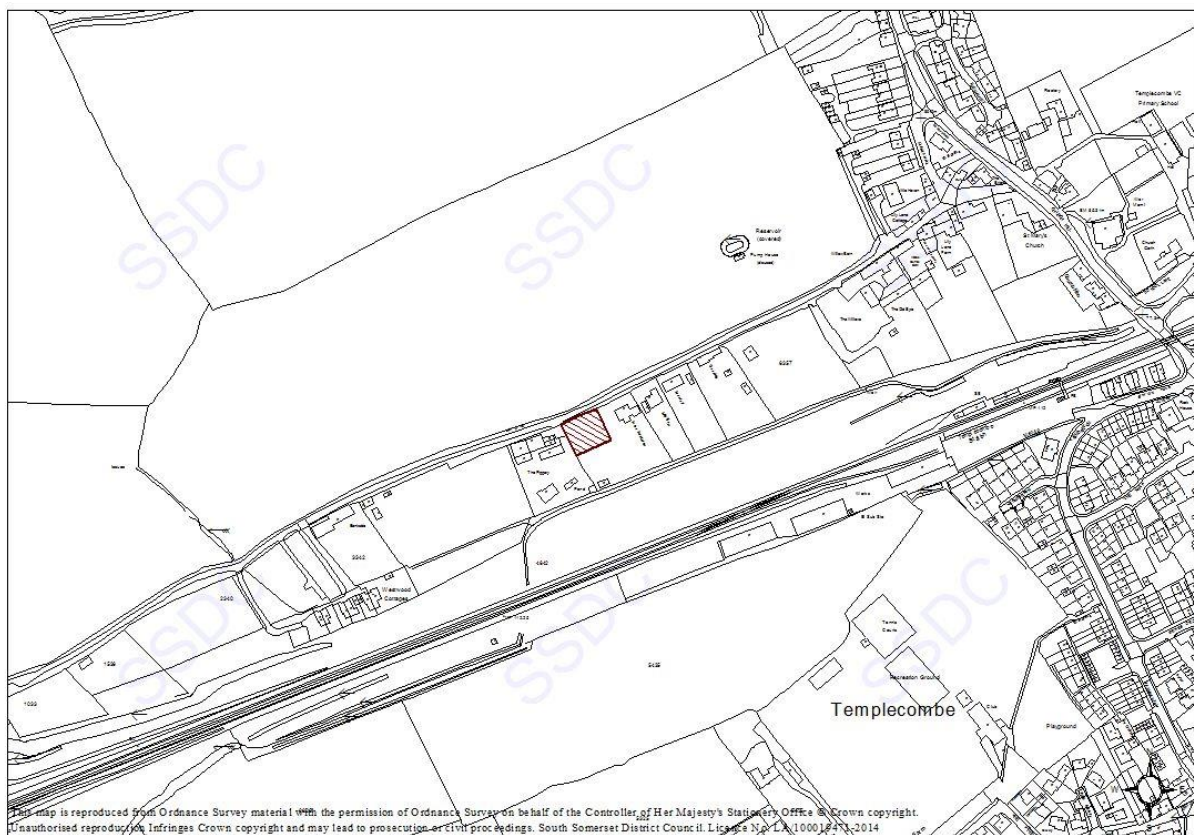
Officer Report on Planning Application: 14/02523/OUT

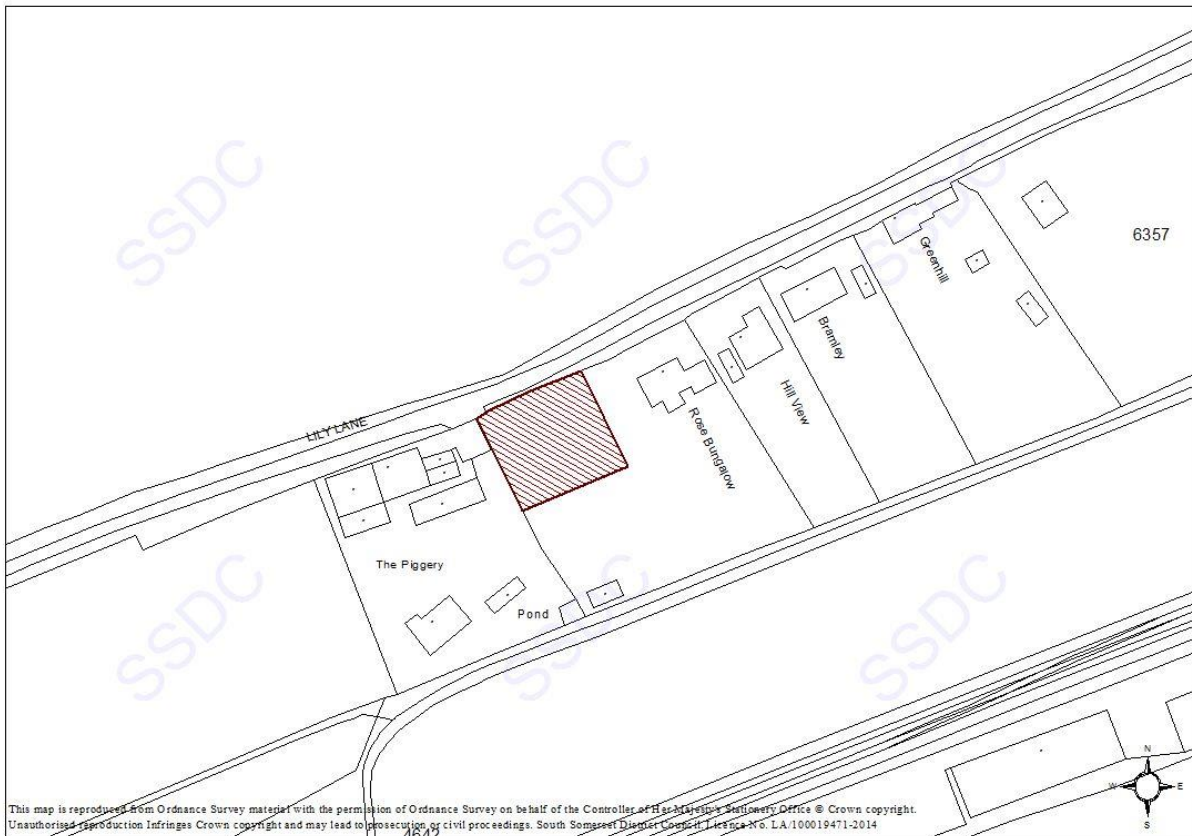
Proposal :	Formation of new vehicular and pedestrian access and erection of detached dwelling (Outline application to determine access) (GR: 370514/122540)
Site Address:	Land At Roselands, Lily Lane, Templecombe.
Parish:	Abbas/Templecombe
BLACKMOOR VALE Ward (SSDC Member)	Cllr T Inglefield Cllr W Wallace
Recommending Case Officer:	Lee Walton Tel: (01935) 462324 Email: lee.walton@southsomerset.gov.uk
Target date :	1st August 2014
Applicant :	Mr & Mrs A Berry
Agent:	Mr Diccon Carpendale, Brimble Lea & Partners, Wessex House, High Street, Gillingham, SP8 4AG
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

This application is referred to committee to allow the issues to be fully debated because the site is outside the development area and the officer recommendation is to approve.

SITE DESCRIPTION AND PROPOSAL





The application site is just under 0.1 hectares in extent and is located 200m beyond the development area, located in the side garden of Roselands, one of several dwellings that are located south of Lily Lane, a no through road. South of Lily Lane the land slopes away from the roadside with views across the valley towards the railway track and the built form of Templecombe.

The proposal seeks outline planning permission for formation of new vehicular access and erection of one detached dwelling with integral garage. Access is considered as part of the outline application with all other matters reserved; namely, Appearance, Landscaping, Layout and Scale.

RELEVANT HISTORY

03/00122/FUL - Construction of a self-contained annexe to existing dwelling (Roselands) - Approved.

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 accords significant weight to the saved policies of the South Somerset Local Plan. The policies of most relevance to the proposal are:

- ST3 Development Area
- ST2 - Towns

ST5 - General Principles of Development
ST6 - The Quality of Development
EC3 - Landscape Character
EC8 - Protected Species
EU4 - Drainage

Regard shall also be had to:

National Planning Policy Framework (March 2012):
Chapter 1 - Building a strong competitive economy
Chapter 3 Supporting a Prosperous Rural Economy
Chapter 4 - Promoting sustainable transport
Chapter 7 - Requiring Good Design

South Somerset Sustainable Community Strategy
Goal 8 - High Quality Homes
Goal 9 - A Balanced housing Market

Other Relevant Documents
Somerset County Council Parking Standards

CONSULTATIONS

Abbas and Templecombe Parish Council - No objections.

County Highway Authority - Standing advice considers visibility, parking and turning.

Landscape Architect - No objection. The plot lays within the scope of the peripheral landscape study of the settlement of Templecombe. The plot that is the subject of this application is evaluated as having a moderate capacity to accommodate built development. This was a grading that neither favoured development, nor told against it.

Turning to the detail of the site, it can be considered an infill plot, though it should also be noted that (i) Lily Lane is characterised by its intervening open spaces between properties, the further it becomes removed from the village; (ii) this lane is not characterised by a continuous line of development, and (iii) the site is removed from the core of the village. Hence there are some landscape concerns over this proposal. However, given its close relationship with built form to either side, and (ii) the potential to contain both the scale of the building (at a detailed stage) and the plot (by planting the proposed two new boundaries, then on balance I would accept that the impact upon the local landscape is not so great as to create a case for refusal.

REPRESENTATIONS

There has been three neighbour responses received. One raises no objection to the development of a single dwelling as outlined.

There are two letters objecting on the basis of:

Ribbon development, beyond the development boundary, affecting rural character
Local Plan Inspector's report pointed to the special character of Lily Lane
Traffic, especially the tight turn at the top of the lane from Slades Hill, prejudicial to highway safety
Loss of green space.

CONSIDERATIONS

Principle of Development:

With or without a five-year housing land supply it is important to judge an application on its merits, taking account of the impacts and benefits that the scheme provides. In this context the application must be considered in light of the existing Local Plan, the National Planning Policy Framework, and the emerging Local Plan.

The policy framework provided by the extant Local Plan (1991 - 2011) is increasingly out-of-date. The proposal is contrary to Policy ST3 however Policy ST3 is not consistent with the NPPF, as it is overly restrictive particularly in light of Paragraphs 54 and 55 of the NPPF, which aim to facilitate appropriate housing to meet local need.

The policies within the emerging Local Plan have weight and should be borne in mind, particular where there are concerns as to the out-of-date nature of existing policies. Policy SS2 is clear that development will be permitted where it is commensurate with the scale and character of the settlement, delivers on the criteria set out in the Policy, increases sustainability of the settlement, and takes place in settlements which have access to more than two key services. The application site is 200m from Templecombe's development boundary and is a sustainable settlement with a train station and other key services at set out in SS2.

Particular reference should be made to NPPF Paragraph 14 where it states that where the development plan relevant policies are out of date, there should be a presumption in favour of sustainable development unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. Accordingly the main considerations include character and appearance, highway safety and neighbour amenity.

Character and Appearance:

One dwelling supports the general density and character in the locality offering spacious surrounds that accord with most other properties south of Lily Lane. Rather than ribbon development this is infill that replicates a similar property width to the roadside as is commonly identified in Lily Lane.

The illustrative drawing indicates layout and scale that are to be finalised as part of the Reserved Matters, however this demonstrates an acceptable scheme can be accommodated on site, where the lie of the land slopes down away from the roadside.

Highway Safety:

It is considered that the access can accommodate the required visibility; offers an acceptable level of parking on site, and provides a sufficient turning area that generally accords with highways' standing advice. Lily Lane is accessed via a sharp bend towards Slades Hill, however with regard to this development, the general scale of development in Lily Lane is considered would not have any significantly detrimental effect for users.

Neighbour Amenity:

While subject to the finalised details as part of the reserved matters application, the illustrative details suggest that an acceptable scheme can be accommodated on site that would not unacceptably harm the residential amenity of occupiers of adjacent properties by disturbing, interfering with or overlooking such properties.

RECOMMENDATION:

Approve.

01. The proposal, by reason of its location, represents appropriate infill closely associated with a sustainable location that does not foster growth in the need to travel and is therefore sustainable in accordance with the aims of objectives of policy ST3 of the South Somerset Local Plan (Adopted April 2006).

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To accord with the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2010.

02. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

03. Approval of the details of the appearance of the building(s), the landscaping of the site, Layout and Scale (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To accord with the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2010.

04. The development hereby permitted shall be carried out in accordance with the following approved plans: 14094-3 and 14094-4 received 5 June 29014.

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

05. Any entrance gates erected shall be hung to open inwards, shall be set back a minimum distance of 4m from the carriageway edge and shall thereafter be maintained in that condition at all times.

Reason: In the interests of highway safety further to policy ST5 of the South Somerset Local Plan.

06. The driveway between the edge of the carriageway and the first 4m into the site shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details, which shall have been submitted to and approved in writing by the Local Planning Authority. Once constructed the access shall thereafter be maintained at all times.

Reason: In the interests of highway safety further to policy ST5 of the South Somerset Local Plan.

07. At the proposed access there shall be no obstruction to visibility greater than 300mm above adjoining road level within the visibility splays shown on the submitted plan

drawing no. 14094-3. Such visibility splays shall be provided prior to commencement of the development hereby permitted and shall thereafter be maintained at all times.

Reason: In the interests of highway safety further to policy ST5 of the South Somerset Local Plan.

08. No development shall commence, before details of the proposed finished ground floor level of the dwellings hereby permitted, in relation to the natural and finished ground levels of the site have been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with any details as may be agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain adequate control over proposed floor levels, in the interests of neighbour amenity, further to policy ST5 of the South Somerset Local Plan.
