

Officer Report On Planning Application: 17/01659/FUL

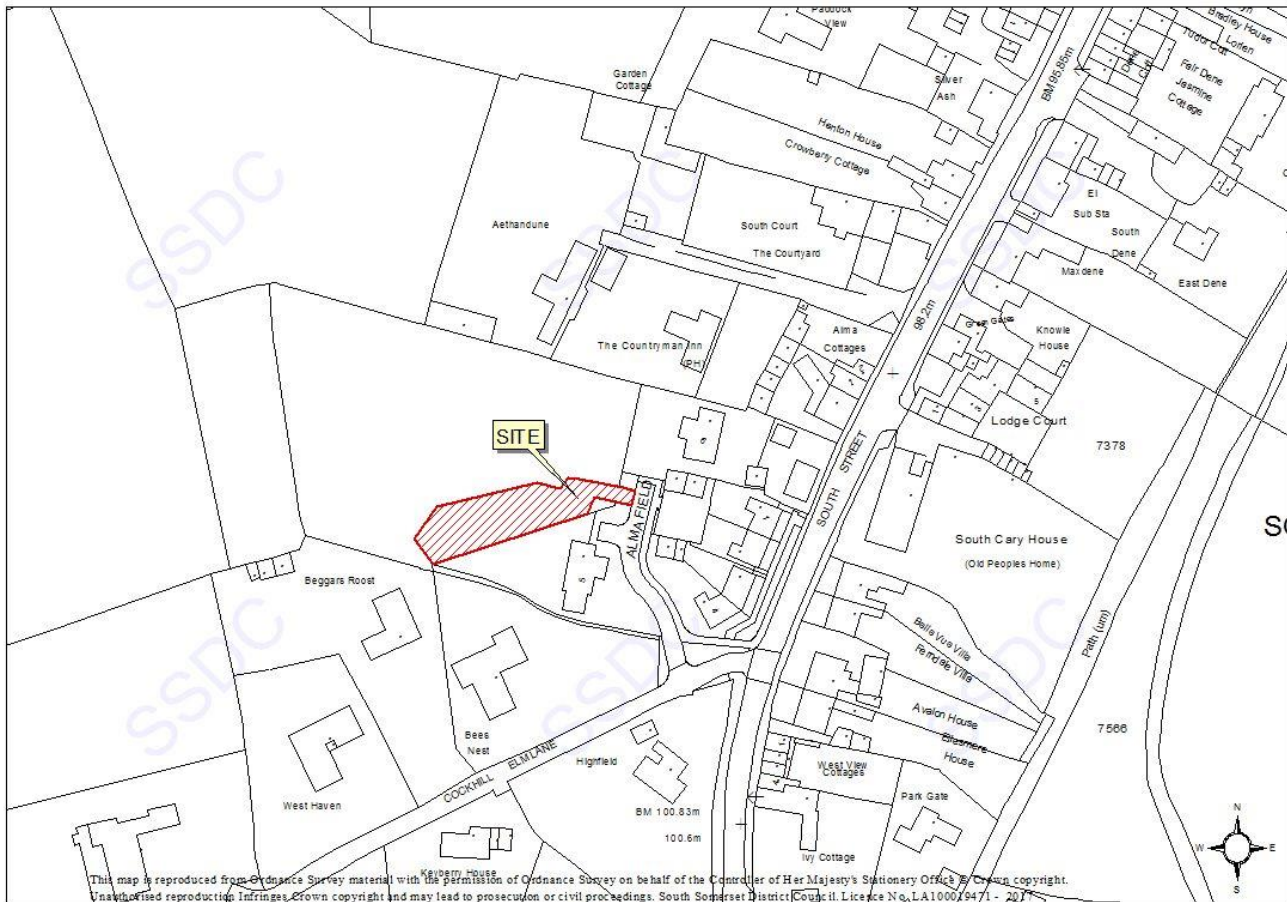
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| Proposal: | Erection of a new dwelling and garage (revised design to that approved 15/04460/FUL) |
| Site Address: | Plot 1 Alma Field Castle Cary Somerset |
| Parish: | Castle Cary |
| CARY Ward (SSDC Member) | Cllr Nick Weeks Cllr Henry Hobhouse |
| Recommending Case Officer: | Lee Walton Tel: (01935) 462324 Email: lee.walton@southsomerset.gov.uk |
| Target date: | 5th June 2017 |
| Applicant: | Ms and Mr N. and B. Henson and Blackburn |
| Agent: (no agent if blank) | Mr Jonathan Nuth 1 The Old Dairy Fonthill Bishop SP3 5SH |
| Application Type: | Minor Dwellings 1-9 site less than 1ha |

REASON FOR REFERRAL TO COMMITTEE

The application is before the committee at the request of the Ward Member, and with the agreement of the vice-chair, in order to allow the comments of the neighbours and the Town Council to be publicly debated. They comment *"These houses were approved by the Town Council primarily because their design was innovative and environmentally friendly; it seems that the original planning application has been lost."*

SITE DESCRIPTION AND PROPOSAL





There is an extant planning permission ref: 15/04460/FUL granted consent for three dwellings within the wider site. The current application seeks full planning permission to erect one dwelling and garage on one of the three permitted plots and seeks a revised design to the approved scheme.

The application site is agricultural land that is adjacent and mostly outside the development boundary that is aligned at this point across the front (eastern) part of the site to include the area of the field gate and the dwelling known as 5, Alma Field that lies to the south of this. Castle Cary is designated a local market town in the local plan and is a sustainable settlement (policy SS1).

The application was submitted with a Design and Access Statement.

RELEVANT HISTORY

16/05497/DPO - Discharge of S106 relating to approval 15/04460/FUL (affordable housing contributions), permitted.

15/04460/FUL - Erection of three dwellings and associated access, garaging and manoeuvring spaces, Approved.

14/01639/OUT - Residential development of land for three dwellings, Approved.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF state that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that the adopted development plan comprises the policies of the South Somerset Local Plan 2006 2028 (adopted March 2015).

Policies of the South Somerset Local Plan (2006-2028):

SD1 - Sustainable Development
SS1 - Settlement Strategy
SS5 - Delivering New Housing Growth
TA5 - Transport Impact of New Development
TA6 - Parking Standards
EQ2 - General development

Regard shall also be had to:

National Planning Policy Framework (March 2012):

Chapter 4 - Promoting Sustainable Transport
Chapter 6 - Delivering a wide choice of high quality homes
Chapter 7 - Requiring Good Design
Chapter 8 - Promoting healthy communities
Chapter 11 - Conserving and Enhancing the Natural Environment
Chapter 12 - Conserving and Enhancing the Historic Environment

South Somerset Sustainable Community Strategy

Other Relevant Documents

Somerset County Council Parking Standards (September 2013)

Somerset County Highways Standing Advice

CONSULTATIONS

Castle Cary Parish Council - felt strongly that the 'Hanse Haus' plan originally approved is what they would like to see built on the edge of the town and that they did not wish to see different styles of house on the 3 plots.

SSDC Landscape Architect - I note that a previous consent has established the potential for a single dwelling, and a 1.5 storey dwelling has been consented. The current proposal has an enlarged footprint, and is now a 2-storey height. This will increase the massing effect of development within the plot, and thus the potential for greater dominance of adjacent properties in Cockhill Elm Lane. However, I note that;

- a) the increased height is played down by the use of a stepped ridge, along with roof hips;
- b) a 2-storey dwelling is approved immediately to the north of this plot, and;
- c) the proposal lays to the north of the existing Cockhill Lane properties, thereby potential shadowing will be minimal.

Consequently on balance, I do not consider the increase in scale to be such a substantial departure from the earlier approval, to raise new landscape issues.

County Highway Authority - standing advice applies

SSDC Highway Consultant - It is recommended that the proposed garage is set back at least 2m (but preferably 2.4m) from the edge of the shared drive (rather than 500mm) otherwise its position would restrict visibility for vehicles seeking to emerge from the plot to see other traffic heading towards the other two plots. Issues associated with the proper surfacing and consolidation of the access for the first 5m, surface water drainage, parking provision and on-site turning were no doubt addressed

previously and are equally applicable to the current application.

County Archaeologist - No objection.

REPRESENTATIONS

There have been six neighbour notification responses received that object to the proposal. The concerns include:

- Substantially larger house with roof line is higher
- Disproportionately larger than any of its near neighbours
- Out of scale
- Out of keeping
- Additional velux roof lights causing overlooking
- More intrusive and overbearing
- Vary significantly from the original designs
- Precedent

CONSIDERATIONS

Principle of Development

The principle of residential development is accepted by the extant planning permission ref: 15/04460/FUL. Accordingly the main considerations include character and appearance, highway safety and neighbour amenity.

Character and appearance

The main local concern is that the approved design that had support is changed and not only results in a different design but is of a larger more bulky scale to that approved that also benefited from its 'Hanse Haus' credentials.

Although now a full height two storey dwelling the overall ridge height measures 8.3m above ground level in contrast to the approved 7.4m. While the design results in a more bulky appearance, this is not considered sufficient to refuse. The council's landscape architect does not consider the scale to be a substantial departure to the approved scheme and in consequence the revised scheme is not considered would have a detrimental effect on character and appearance.

Highways Safety

The council's Highway Consultant's comments are noted with regard to the location of the garage, although in serving just three dwellings its position appears acceptable, and longer term presents a further difficulty in supporting any further development further west being accessed via the shared access road.

Neighbour amenity

The proposal is considered would not have any detrimental impact on neighbour amenity of occupants adjacent to the site. The responses from neighbours are noted. These have been considered under the appropriate sub-headings of the officer report. The skylights referred to serve specific inside spaces although they are located at a height above the finished floor level that prevents any direct overlooking from within.

Other Matters

The Town Council's response is noted to the effect that the 'Hanse Haus' plan originally approved is what they would like to see built on the edge of the town and that they did not wish to see different styles of house on the 3 plots. Whilst acknowledged we have to determine the application that is

before us. While different to the approved scheme it is not so awkwardly different to support refusal.

Whether CIL liable

A development is CIL liable and form 'O' has been received from the applicant.

RECOMMENDATION

Approve

01. The proposal, by reason of its location, represents appropriate infill adjacent to the development area and is therefore sustainable development in accordance with the aims of objectives of policy SS1 and EQ2 of the South Somerset Local Plan 2006- 2028.

SUBJECT TO THE FOLLOWING:

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

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans: P-02 and P-03 received 10 April 2017.

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

03. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows other than those expressly authorised by this permission shall be constructed.

Reason: In the interests of neighbour amenity further to Policy EQ2 of the South Somerset Local Plan 2006- 2028

04. Before the development hereby permitted is commenced, foul and surface water drainage details to serve the development, shall be submitted to and approved in writing by the Local Planning Authority and such approved drainage details shall be completed and become fully operational before the development hereby permitted is first brought into use. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: In the interests of neighbour amenity further to Policy EQ2 of the South Somerset Local Plan 2006- 2028.

05. Prior to commencement full particulars detailing the layout of the natural stone boundary walls bordering the access road, their appearance, including that of the gate piers, use of materials, including a sample panel to show coursing and pointing, shall be submitted to and agreed in writing by the Local Planning Authority. Such details as shall be agreed shall be undertaken as part of the development and thereafter retained and shall not be removed or otherwise altered.

Reason: In the interests of visual amenity, character and appearance and for the avoidance of doubt further to Policy EQ2 of the South Somerset Local Plan 2006- 2028.

06. No development hereby approved shall be carried out until particulars of following have been submitted to and approved in writing by the Local Planning Authority:-

- a. details of materials (including the provision of samples where appropriate) to be used for the external walls and roofs;
- b. details of the internal finished ground floor levels

Once approved such details shall be fully implemented unless agreed otherwise in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the area in accordance with Policy EQ2 and EQ3 of the South Somerset Local Plan 2006- 2028.