

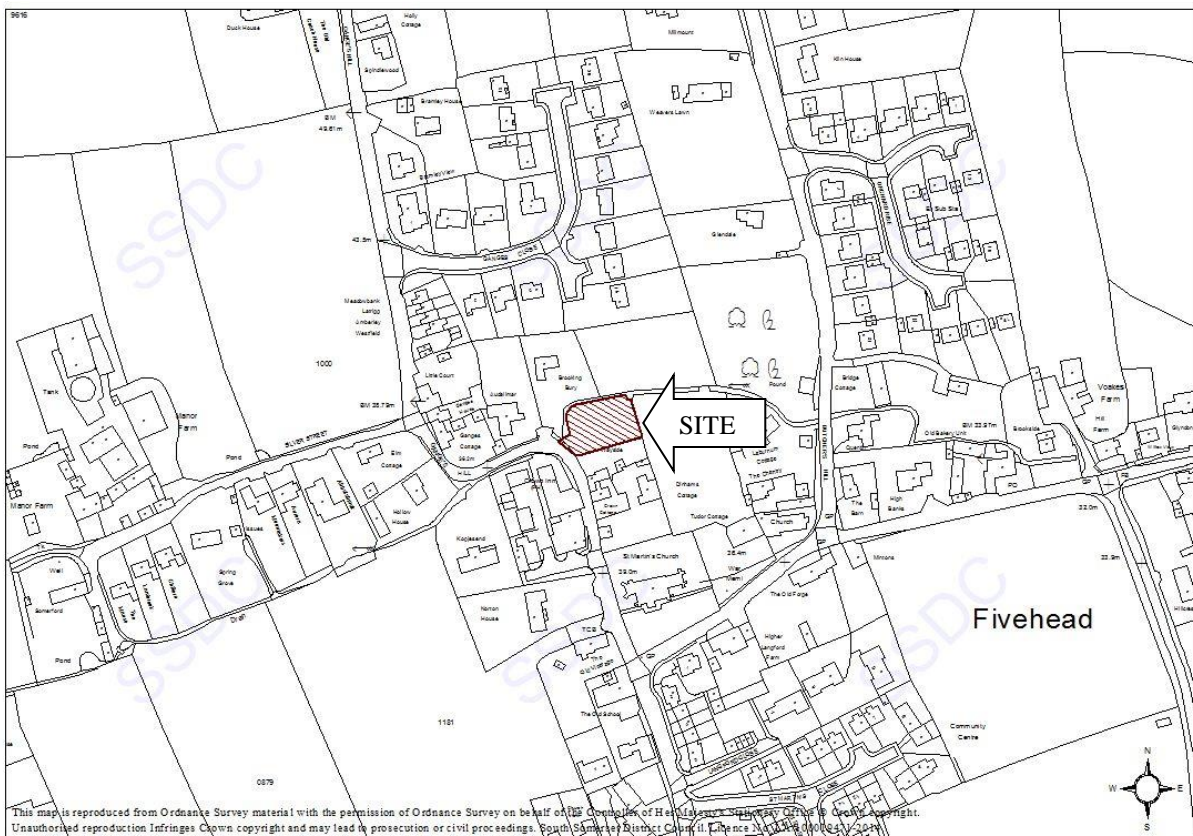
Officer Report On Planning Application: 14/03835/FUL

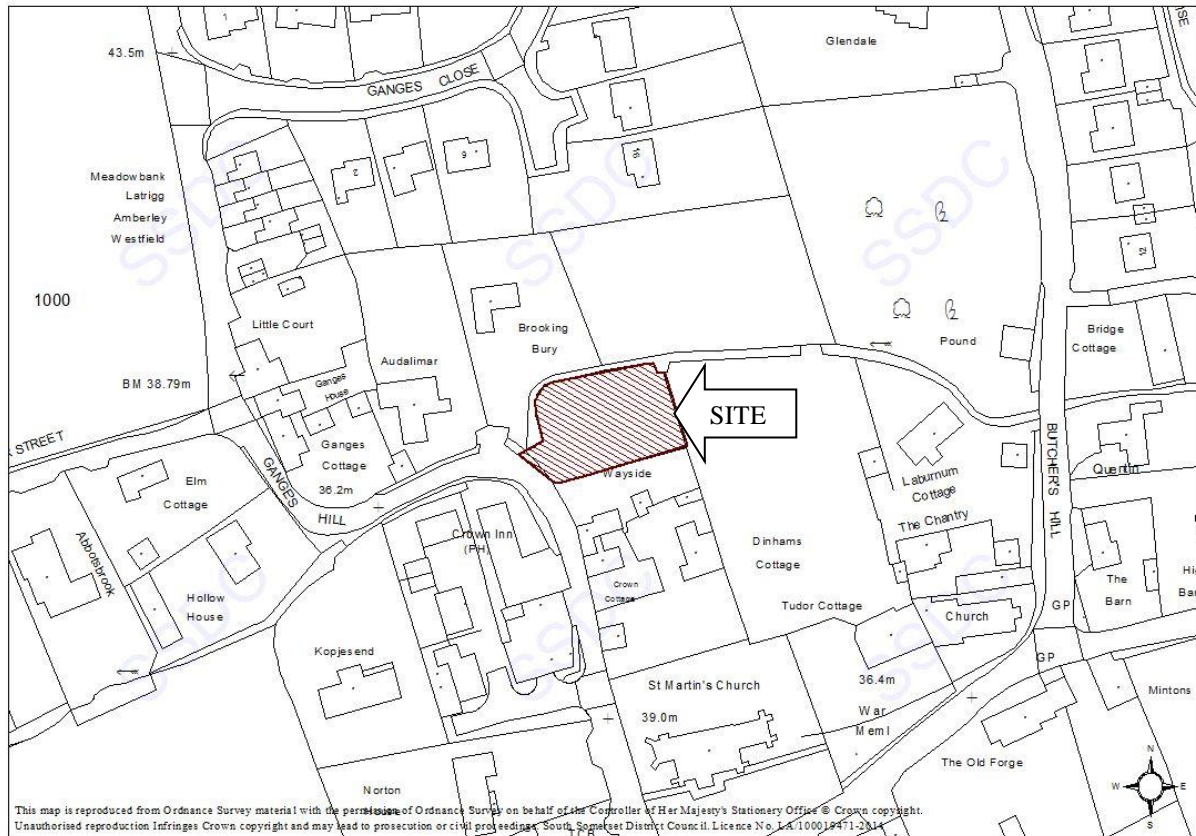
Proposal :	The erection of a dwelling (GR 335242/122966)
Site Address:	Land At Ganges Hill, Fivehead.
Parish:	Fivehead
ISLEMOOR Ward (SSDC Member)	Cllr Sue Steele
Recommending Case Officer:	John Millar Tel: (01935) 462465 Email: john.millar@southsomerset.gov.uk
Target date :	17th October 2014
Applicant :	Pavilion Construction Ltd
Agent: (no agent if blank)	Mr A Davey, Brooking Bury, Ganges Hill, Fivehead, Taunton, Somerset TA3 6PF
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

The application is for the provision of a new dwelling within a village that has no defined development area. It is therefore referred to Area North Committee, in accordance with the Council's adopted scheme of delegation, as it represents a significant departure from the saved policies of the adopted local plan.

SITE DESCRIPTION AND PROPOSAL





The site comprises an infill building plot at the centre of the village and is surrounded by residential development. The majority of the neighbouring development is detached houses and bungalows, however there is a mix of designs and material finishes, including render, natural stone and reconstructed stone. The most prevalent material finish used in the immediate area is render. The Crown Inn public house is located to the south west of the site and there are several listed buildings further to the south, including St Martins Church, a Grade 1 listed building.

Planning permission was previously granted in 1981 (ref. 810553) for the erection of a two storey detached dwelling on the site. The works on this consent subsequently commenced and reached ground floor level before ceasing. An enquiry was received recently by the Local Planning Authority in respect to recommencing development, however it was flagged up that there was no record of the pre-commencement conditions imposed on planning permission 810553, being discharged. The conditions were for the provision of samples of materials and a landscaping scheme. As such, the view was taken that the commencement was technically unlawful.

This application is made to erect a dwelling of similar design, proportions and materials as to that previously approved. The proposed dwelling differs only slightly in that minor alterations have been made to fenestration and a gable porch has been added. All other aspects of the development are as previously approved, including siting, height, access position and parking arrangements. The proposed materials are 'Shearstone' reconstructed stone and Redland 50 'Farmhouse' roof tiles to match the materials used in the adjoining property to the north, Brooking Bury.

HISTORY

96236: Erection of a dwelling and alteration of vehicular access thereto - Permitted with conditions.

96236/1: The erection of a house and garage - Permitted with conditions.

782055: (Outline) The erection of a dwellinghouse on land adjoining Wayside, Ganges Hill, Fivehead - Permitted with conditions.

802205: (Reserved Matters 782055) The erection of a dwellinghouse (siting and access) on land at Little Poland, Ganges Hill, Fivehead - Withdrawn.

802563: (Reserved Matters 782055) The erection of a dwellinghouse and garage on land adjoining Wayside, Ganges Hill, Fivehead - Refused.

810553: (Reserved Matters 782055) The erection of a dwellinghouse and garage on land at Little Poland, Ganges Hill, Fivehead - Permitted with conditions.

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,

Relevant Development Plan Documents

South Somerset Local Plan 2006:

ST3 - Development Areas

ST5 - General Principles of Development

ST6 - The Quality of Development

EH5 - Development Proposals Affecting the Setting of Listed Buildings

Policy-related Material Considerations

National Planning Policy Framework (March 2012):

Core Planning Principles - Paragraph 17

Chapter 4 - Promoting Sustainable Transport

Chapter 6 - Delivering a Wide Choice of High Quality Homes

Chapter 7 - Requiring Good Design

Chapter 12 - Conserving and Enhancing the Historic Environment

Somerset County Council Parking Strategy (September 2013)

Somerset County Council Highways Development Control - Standing Advice (June 2013)

CONSULTATIONS

Parish Council: No objections - The Parish Council would be pleased to see the site tidied up and the building completed.

County Highway Authority: Standing Advice applies. Specifically County Council Standing Advice requires provision of appropriate visibility splays, properly consolidated access, positive drainage arrangements to ensure no surface water runoff onto the public highway and appropriate parking and turning provision on-site.

English Heritage: No comment, the application should be determined in accordance with national and local policy guidance.

County Archaeology: Initially advised that a condition should be imposed requiring archaeological monitoring and reporting, as the site is within the Fivehead Area of High Archaeological Potential. The AHAP defines the medieval and later core of the village where there is potential for archaeology. On the basis that development has been commenced and the footings are in place, it is agreed that there is no need for this condition now.

REPRESENTATIONS

Three letters have been received in respect to the application, two of which support the proposal and one raises concerns. The concerns are raised from the occupiers of a property called 'Audalimar', which is sited one property away from the site to the west. The contributors feel that the house is out of keeping with the properties immediately around the site, with several neighbouring dwellings being chalet style bungalows with upper floor rooms in the roof. It is also requested that the existing screening on the roadside boundary is retained and made more solid to provide additional privacy to the occupiers of Audalimar, who considered their property to be in direct line of site.

The two letters of support are from the occupiers of the immediately adjoining properties to the north and south, 'Brooking Bury' and 'Wayside'. These contributors raise no objections and wish to see the development completed, especially as this will improve a currently untidy site at the centre of the village. Both also were under the impression that the previous consent had been properly commenced and could be completed.

CONSIDERATIONS

Principle of Development

In terms of principle, the site is located within a village that does not have a defined development area, therefore residential development is normally strictly controlled by local and national planning policies. Notwithstanding this, the application needs to be considered on its merit in terms whether this is a sustainable location for development, what benefits the development would bring to the local community and whether there are any site specific objections. On this occasion, the site is located at the core of the village of Fivehead, which does actually benefit from some key services, such as a public house with a shop, a village hall and two churches. In this respect, the location maybe considered to be generally sustainable, despite the lack of development area. In this particular case, it is also noted that the site has been partially developed already, in line with planning permission 810553. The footings of the approved dwelling are in place, with the development ceased when the build was at ground floor level. Despite commencement however, it is considered to be technically unlawful due to pre-commencement conditions not being discharged prior to works starting. Since works ceased, the site has become overgrown and unkempt, which is not considered ideal in this central location within the village.

Taking into consideration the relative sustainability of the village, the site location at the village core close to the available key services, the previous consent that has been partly implemented and the benefits of improving the appearance of the site, it is felt that the proposed development is deemed to accord with the objectives of sustainable development, as set out within the emerging local plan and the NPPF and to be, in principle acceptable, subject to the following considerations.

Scale and Appearance

The proposed dwelling is a two-storey detached house, with attached double garage and is proposed to be constructed from reconstructed stone and tile roof to match the adjoining property, Brooking Bury. The occupier of a neighbouring dwelling has raised concerns that the proposal is out of keeping with other properties in the area, which are mainly single storey/chalet type bungalows. Notwithstanding this objection, several of these lower profile properties are on raised ground higher than the application site. It is also noted that there is a mix of property types locally, including other two-storey detached houses, such as that immediately adjoining the site to the north, the aforementioned Brooking Bury. The proposed dwelling is considered to be of a size and scale that appropriately respects and relates to the character of the area and fits well within the application site. Furthermore, the proposed dwelling is set well back within the site, which also has well planted boundary to all sides, which will further reduce the impact of the proposed dwelling on its surroundings.

The design of the property and proposed materials are also similar to that previously approved in 1981. It is recognised that this was over 30 years ago, in which time views may have changed in respect to design and appropriateness of the finish, however on this occasion the proposed materials and appearance of the property are still considered acceptable.

Consideration has also been given to the setting of listed buildings to the south of the site, however these are over 50m from the proposed dwelling and the siting of the property make it unlikely that there will be any shared views. Even were there to be glimpses of the proposed house from any of the nearest listed buildings, it is not considered that this proposal would lead to any adverse impact on their setting or the contribution they make to the local scene.

Overall, the scheme is considered to adequately respect the local pattern of development and the setting of the heritage assets. It is further considered to enhance a dilapidated site, which will improve the appearance of the area.

Residential Amenity

The property is designed to omit any first floor windows to the side elevations, leaving only front and rear windows above ground floor level. These elevations look towards the public highway and non-residential land to the rear of the site and will therefore not lead to any harmful overlooking. Furthermore, the site boundaries are planted with mature trees and hedging that will further prevent harm to neighbouring amenity. The property itself is to be sited centrally within the site where it will cause no overshadowing or general overbearing impact on adjoining land or buildings.

The occupier of the nearby property Audalimar, has requested the provision of a more solid boundary in addition to the retention of planting on the west boundary of the site, to prevent direct views of their property, however it is not considered that any further screening is necessary. The property in question is in excess of 30m to the west and there are considered to be no direct views into the windows of this property or into any areas of private amenity space.

Highway Safety

The County Highway Authority have considered the proposal and advised that Standing Advice should apply, in this case that would necessitate a visibility splay onto George Street of 43m in each direction, as well as provision of appropriate parking and turning space, properly consolidated surfaces and appropriate drainage provision to prevent discharge of surface

water runoff onto the public highway. In this case all the requirements can be met other than the visibility splay, which cannot be fully met due to the constraints of the site and adjoining land not being within the applicant's ownership. Notwithstanding this, the access is located on the inside of a bend where there is still relatively good visibility in both directions. Taking this into consideration and bearing in mind that the access is also proposed in the same position as previously approved, it is not considered that the proposal would result in any severe harm to highway safety.

Other Issues

The site is within an Area of High Archaeological Potential, however as the site has been previously excavated and footings already put in place, it is not considered necessary to carry out any archaeological investigation. As such, no objections are raised on archaeological grounds.

Conclusion

It is considered that while the site is located beyond defined development limits, it is considered to accord with the objectives of sustainable development when balanced against the other considerations referred to above. As such, the proposed development is considered to be acceptable and furthermore will have no adverse impact on the character of the area, nearby heritage assets and highway safety and will cause no unacceptable harm to residential amenity.

RECOMMENDATION

Grant permission with conditions

01. The proposed development is considered to be acceptable, by reason of its design, scale and materials, and has no adverse impact the character and appearance of the locality, the setting of local heritage assets and highway safety and causes no unacceptable harm to residential amenity in accordance with the aims and objectives of saved policies ST3, ST5, ST6 and EH5 of the South Somerset Local Plan and the provisions of chapters 4, 6, 7 and 12 and the core planning principles of the National Planning Policy Framework.

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 not be carried out otherwise than in complete accordance with the following approved plans: '1013-02' and '1013-03', received 19th August 2014 and '1013-01 A', received 22nd August 2014.

Reason: For the avoidance of doubt as to the development authorised and in the interests of proper planning.

03. The particulars of materials to be used for the external surfaces of the development hereby permitted shall match those indicated on the approved plans and as listed within the submitted application form.

Reason: In the interests of visual amenity, in accordance with saved policies ST5, ST6 and EH5 of the South Somerset Local Plan 2006 and the provisions of chapters 7 and 12 of the National Planning Policy Framework.

04. The proposed access over at least the first 5.0m of its length, as measured from the edge of the adjoining carriageway, shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details, as shown on the approved plan, drawing no. '1013-03'. Such approved works shall be provided and constructed before the dwelling hereby permitted is first occupied and thereafter retained and maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety, in accordance with policy 49 of the Somerset and Exmoor National Joint Structure Plan and saved policy ST5 of the South Somerset Local Plan.

05. The area allocated for parking and turning on the approved plan, drawing no. '1013-03', shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety, in accordance with policy 49 of the Somerset and Exmoor National Joint Structure Plan and saved policy ST5 of the South Somerset Local Plan.

06. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway in accordance with details, as shown on the approved plan, drawing no. '1013-03'. Such approved drainage details shall be completed and become fully operational before the dwelling hereby permitted is first brought into use. Following its installation such approved scheme shall be permanently retained and maintained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety, in accordance with policy 49 of the Somerset and Exmoor National Joint Structure Plan and saved policy ST5 of the South Somerset Local Plan.
