

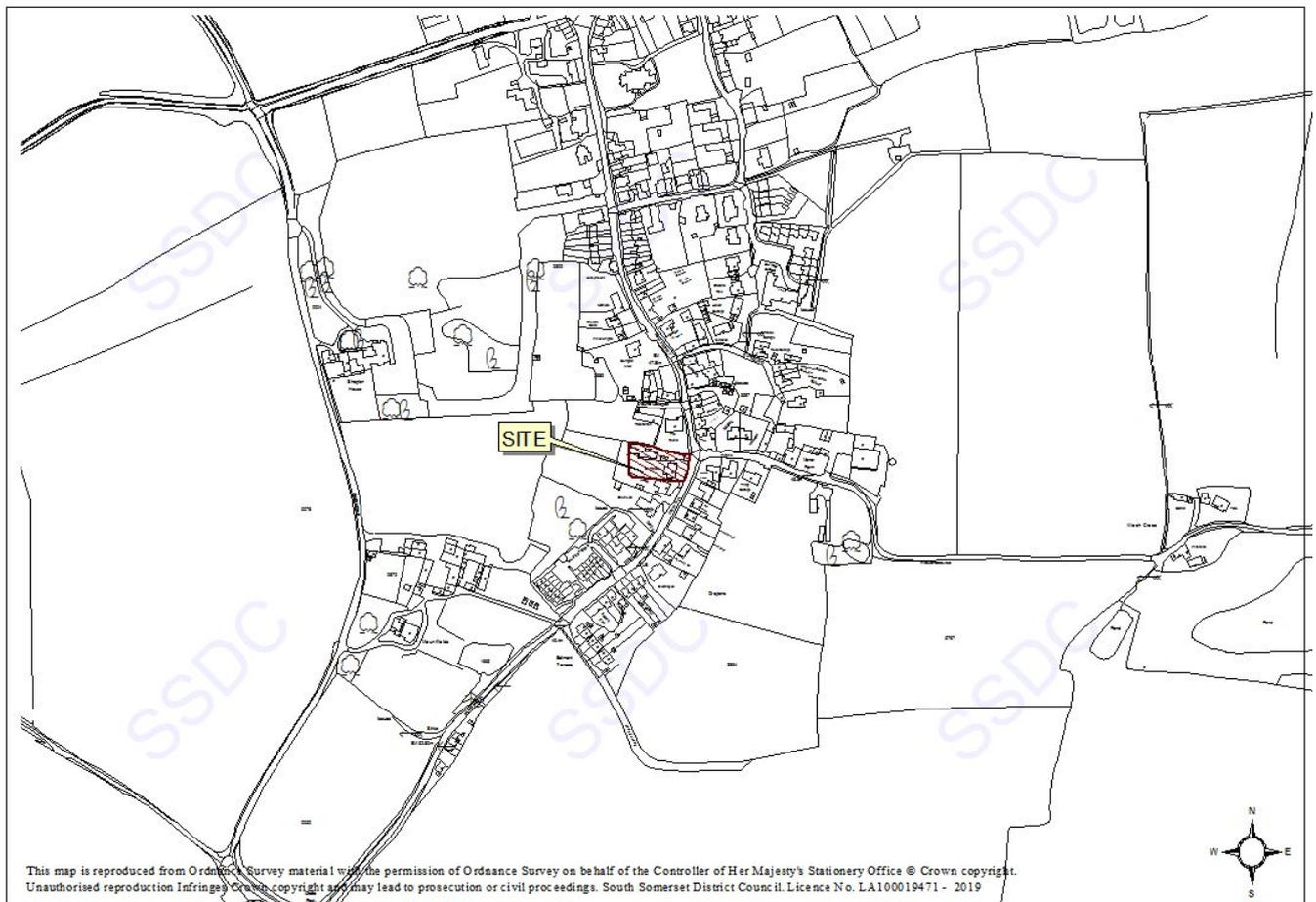
Officer Report On Planning Application: 18/02578/FUL

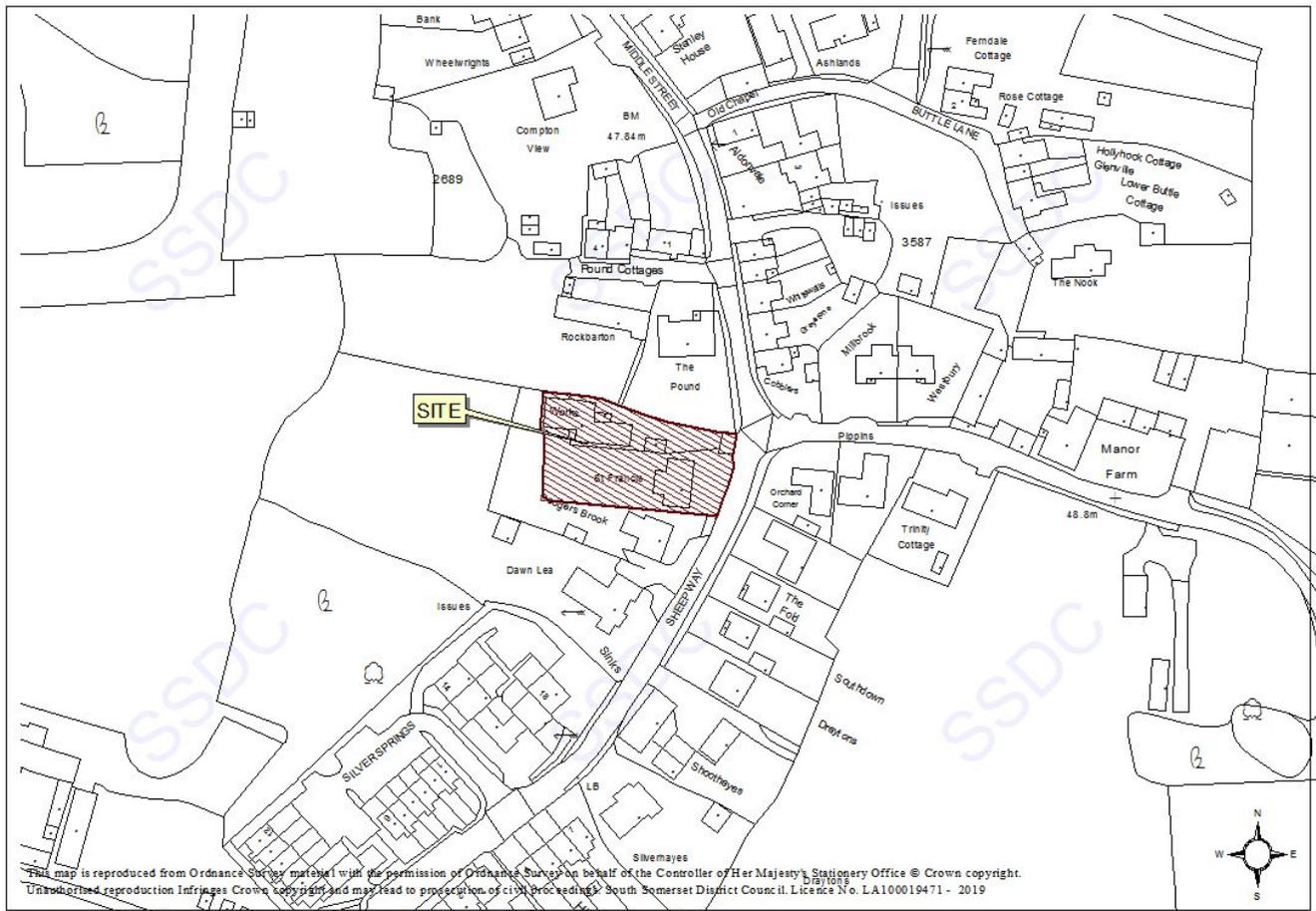
Proposal :	Construction of three dwelling units and associated works following the demolition of existing dwelling and industrial unit.
Site Address:	St Francis, Silver Street, Shepton Beauchamp.
Parish:	Shepton Beauchamp
SOUTH PETHERTON Ward (SSDC Members)	Cllr A Dance and Cllr C Raikes
Recommending Case Officer:	John Millar
Target date :	13th November 2018
Applicant :	Mr Mark Jennings
Agent: (no agent if blank)	David Robinson, Potato Garden House, Valley View Rd, Charlcombe, Bath BA1 8DJ
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

This application is referred to committee at request of the Ward Member with the agreement of the Area Chair to enable the issues raised to be fully debated by members.

SITE DESCRIPTION AND PROPOSAL





This application relates to St Francis, a bungalow located on the west side of Silver Street to the southern edge of Shepton Beauchamp, and the site of a former disused engineering workshop within the residential curtilage of St Francis, now demolished. Permission had previously been granted for the conversion of the workshop into a dwellinghouse.

This application is made for the erection of 1 detached house in place of the demolished workshop, and the demolition of the bungalow to the site frontage, and its replacement with a pair of semi-detached houses. It is proposed to construct the properties primarily from local natural stone with natural slate roofs. The semi-detached properties include some small scale render to rear extensions, and the detached dwelling also includes some render and timber cladding.

HISTORY

17/01422/DEM: Application for prior notification of proposed demolition of building.

16/03411/FUL: Change of use and redevelopment of engineering factory to form a dwelling - Permitted with conditions.

POLICY

The South Somerset Local Plan (2006 - 2028) was adopted on the 5th March 2015. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and Section 70(2) of the Town and Country Planning Act 1990 (as amended), the adopted local plan now forms part of the development plan. As such, decisions on the award of planning permission should be made in

accordance with this development plan, unless material considerations indicate otherwise. Legislation and national policy are clear that the starting point for decision-making is the development plan, where development that accords with an up-to-date local plan should be approved, and proposed development that conflicts should be refused, unless other material considerations indicate otherwise.

Policies of the South Somerset Local Plan (2006-2028)
SD1, SS1, SS2, SS4, SS5, TA5, TA6, EQ1, EQ2, EQ4, EQ5

National Planning Policy Framework
Chapters 2, 4, 5, 8, 9, 12, 14, 15

National Planning Practice Guidance
Design, Natural Environment, Rural Housing, Planning Obligations

Policy-related Material Considerations
Somerset County Council Parking Strategy (September 2013)
Somerset County Council Highways Development Control - Standing Advice (June 2017)

CONSULTATIONS

Parish Council: Strongly object. It is considered that the application represents an over-development of the site that is not in keeping with the surroundings.

SCC Highway Authority: No objection. It is noted that the existing site access is substandard, however it is considered that the provision of three dwellings, and the cessation of the factory use is very unlikely to result in an increase in vehicular movements. As such, it is unreasonable to object. The provision of additional visibility splays are supported, and the proposed 8 parking spaces accords with the County Council Parking Strategy.

SSDC Highway Consultant: Refer to SCC comments.

County Archaeology: No objection.

SSDC Ecologist: No objections. Conditions and informatives are requested in relation to the protection of bats and birds, and for the provision of biodiversity enhancements.

REPRESENTATIONS

2 letters were received from local residents. One from the residents of the property to the south, Badgers Brook, does raise concern about loss of light however raises no objection on the basis that the property is at least one metre from the boundary (which it is). It is also requested that consideration can be given to the use of white render to keep the as much light as possible.

The other contributor, the resident of Pound House to the north, has raised concerns regarding access between the new boundary fence and existing boundary, as this would leave a sliver of land needing maintenance. It is suggested that a gate be provided. Details of the material finish are requested. It is also felt that the scale of development is now more than is suitable for a plot of this size, and more than is consistent with the surrounding street housing.

CONSIDERATIONS

Principle of Development

Permission was originally granted for the provision of a new dwelling to the rear of the site, on the basis that this comprised the conversion of a redundant building. This scheme now seeks the demolition of the existing building, and the erection of three new build houses to replace the bungalow, and the already demolished workshop.

The site is located within the village of Shepton Beachamp, a village with several key services, and which is designated as a Rural Settlement within the South Somerset Local Plan (2006-2028). As such is a location where development is considered to be generally acceptable, within the current policy context, being a larger rural settlement with access to a broad range of key local services. As such the principle of development is acceptable subject to according with other Development Plan policies and proposals, and the aims of the NPPF. The main areas of consideration will be impact of the development on local character, residential amenity and highway safety.

Scale, Design and Appearance

The proposed development comprises a pair of semi-detached dwellings to the site frontage, in place of the existing bungalow, and the erection of a larger detached house to the rear of the site. Objections have been received from the Parish Council, on the basis that the proposal is considered to be overdevelopment that is not in keeping with the area.

When considering the character of development in the immediate vicinity, there is quite a mix with properties of varying ages, design and materials. There is a mix of larger and smaller detached houses, and terraced properties, with some development in depth, and a wide variety in plot sizes. Taking the sub-division of the plot, there rear plot 3 is not too dissimilar to the plot approved for the conversion of the former building under 16/03411/FUL. The further sub-division of the frontage plot to provide two houses is also considered to be acceptable. In terms of design and appearance, the detached house is design is considered to be acceptable, with an appropriate mix of materials. This site will also be more discreet, set back from the highway and outside of the wider street scene. The concerns regarding the loss of the bungalow are noted, however care has been taken in the design to keep the roof levels low by introducing low eaves, with inset window and gable dormer windows, which are seen in the locality. In particular, it is proposed to lower the site level, which is raised above the adjoining carriageway, and the adjoining properties. By doing this, the resulting ridge level will actually be lower than the existing bungalow. The width of the semi-detached properties will be similar to that of the bungalow, thereby not leading to any significant changes to the massing of built form to the frontage of the plot. Amendments have been received to the scheme to introduce natural stone, instead of brick. This is considered to be acceptable, as are the other proposed materials.

Overall, the proposed development is considered to be acceptable from a visual perspective.

Residential Amenity

The properties are well placed, and orientated within the site to avoid overshadowing and overbearing impact, and any unacceptable overlooking, either between the new properties, or to existing neighbouring properties. Once neighbour to the south raised concerns about loss of light, however no objection was raised as long as the new property is at least one metre from the boundary, which it is. It was requested that render be considered on the side elevation too, to decrease the likelihood of loss of light. In order to uphold the design quality of the scheme, render to the main side elevation is not considered appropriate, however there is some render to the single storey element to the rear.

It is considered prudent to remove permitted development rights for the provision of new openings or

extensions, in the interests of residential and visual amenity.

Highway Safety

In assessing highway safety, the County Highway Authority have commented, raising no objections. It is noted that the existing access is substandard, however having assessed the use from three dwellings, against the previous use by one dwelling, and a business, it is not considered that there will be an increase in movements. It is also noted that the parking spaces meet Parking Strategy requirements, and there will be an improvement in visibility splays to the south.

On this basis, it is considered that the proposal would be acceptable from a highway safety point of view.

Ecology

The Council's Ecologist has considered the proposal and raised no objections. Conditions and informatives are requested in relation to bats and birds.

Other Issues

As of 3rd April 2017, the Council adopted CIL (Community Infrastructure Levy), which is payable on all new residential development (exceptions apply). Should permission be granted, an appropriate informative will be added, advising the applicant of their obligations in this respect.

Conclusion

Notwithstanding the concerns raised by the Parish Council. The proposed development is considered to be acceptable. The design, scale and appearance of the properties are considered to satisfactorily respect the character of the area and will sit appropriately within the local street scene. It is considered that the proposal will not unacceptable harm to residential amenity, and there will be no adverse impact on highway safety.

RECOMMENDATION

Approve with conditions

01. The proposal reason of size, scale and materials, is acceptable as it respects the character of the site and its surroundings, and has no detrimental impact on local ecology, residential amenity or highway safety. As such, the proposed development is considered to accord with the aims and objectives of policies SD1, TA5, TA6, EQ2 and EQ4 of the South Somerset Local Plan and the aims and objectives of the NPPF.

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 complete accordance with the following approved plans: 1046 P01 Rev A, 1046 P02 Rev D, 1046 P05 Rev E, 1046 P06 Rev D, 1046 P07 Rev E, 1046 P08 Rev D, 1046 P09 Rev E and 1046 P010 Rev C.

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

03. No work shall be carried in respect to the construction of the external surfaces of the dwellings hereby permitted unless details of materials (including the provision of samples) to be used for the external walls and roofs, have been submitted to and approved in writing by the Local Planning Authority. Such details shall include finish of the roof verges, and the provision of a sample panel of new stonework for inspection on site. Once approved such details shall be fully implemented and thereafter shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity, in accordance policy EQ2 of the South Somerset Local Plan (2006-2028) and the aims and objectives of the National Planning Policy Framework.

04. Details of foul and surface water drainage to serve the development, shall be submitted to and approved in writing by the Local Planning Authority. Such approved drainage details shall be completed and become fully operational before any of the dwellinghouses hereby permitted are first occupied. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: In the interests of highway safety and to ensure that the development is served by a satisfactory system of drainage, in accordance with policies TA5, EQ1 and EQ2 of the South Somerset Local Plan) aims and objectives of the National Planning Policy Framework.

05. The areas allocated for parking and turning on the approved plans 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 TA5 of the South Somerset Local Plan and the aims and objectives of the National Planning Policy Framework.

06. There shall be no obstruction to visibility greater than 900 millimetres above adjoining road level in advance of the visibility splays shown to the south of the access, as indicated on the approved plans. Such visibility shall be fully provided before any of the dwellinghouses hereby permitted are first occupied and shall thereafter be maintained at all times.

Reason: In the interests of highway safety, in accordance with policy TA5 of the South Somerset Local Plan and the aims and objectives of the National Planning Policy Framework.

07. In order to avoid the illumination of the scattered trees along the northern and western boundary, no artificial lighting associated with the development shall be operated on any part of the subject land unless details of all new lighting have been first submitted to and approved in writing by the Local Planning Authority. Any such lighting scheme should include details of specifications such as downward lights, and motion sensors, and how this would be achieved. Such approved details, once carried out shall not be altered without the prior written agreement of the Local Planning Authority.

Reason: For compliance with the Wildlife and Countryside Act 1981, and for the conservation of biodiversity, in accordance with NPPF and Policy EQ4 of the South Somerset Local Plan.

08. The development hereby permitted shall include the following biodiversity enhancements, details of which shall be submitted to and agreed in writing by the Local Planning Authority.

- 2 x Schwegler 2FN bat box (<https://www.wildcare.co.uk/bat-box-55.html>) to be erected on the proposed new dwellings or any suitable trees on site. This should be installed facing a southerly direction approximately 3-5m above ground.
- 1 x bee brick (<https://www.nhbs.com/bee-brick>) to the southern of western elevation of each separate dwellings.
- Garden fencing between properties will feature small mammal holes at the base of the fence, keeping to the minimum size of 13x13cm, to allow hedgehogs to move freely between the new and existing properties.

The agreed biodiversity enhancements shall be provided prior to the dwellinghouses hereby permitted being first occupied.

Reason: To ensure appropriate provision of mitigation measures for protected species in accordance with Policy EQ4 of the South Somerset Local Plan and the aims and objectives of the NPPF.

09. 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 additional windows, including dormer windows, or other openings (including doors) shall be formed in the dwellings hereby permitted without the prior express grant of planning permission.

Reason: In the interests of residential amenity in accordance with policy EQ2 of the South Somerset Local Plan and the aims and objectives of the NPPF.

10. 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), there shall be no extensions to the dwellings hereby permitted without the prior express grant of planning permission.

Reason: In the interests of residential amenity, and to safeguard the character and appearance of the area in accordance with policy EQ2 of the South Somerset Local Plan and the aims and objectives of the NPPF.

Informatives:

01. Please be advised that approval of this application by South Somerset District Council will attract a liability payment under the Community Infrastructure Levy. CIL is a mandatory financial charge on development and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice.

You are required to complete and return Form 1 Assumption of Liability as soon as possible and to avoid additional financial penalties it is important that you notify us of the date you plan to commence development before any work takes place. Please complete and return Form 6 Commencement Notice.

You are advised to visit our website for further details <https://www.southsomerset.gov.uk/cil> or email cil@southsomerset.gov.uk.

02. The applicant will be required to secure an appropriate legal agreement/ licence for any works within or adjacent to the public highway required as part of this development, and they are advised to contact Somerset County Council to make the necessary arrangements well in advance of such works starting.

03. The developers and their contractors are reminded of the legal protection afforded to bats and bat roosts under legislation including the Conservation of Habitats and Species Regulations 2017. In the unlikely event that bats are encountered during implementation of this permission it is recommended that works stop and advice is sought from a suitably qualified, licensed and experienced ecologist at the earliest possible opportunity.
 04. The developers and their contractors are reminded of the legal protection afforded to nesting birds under legislation including the Wildlife and Countryside Act 1981. In the event that nesting birds are encountered during implementation of this permission works should stop and advice be sought from a suitably qualified, licensed and experienced ecologist at the earliest possible opportunity.
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