

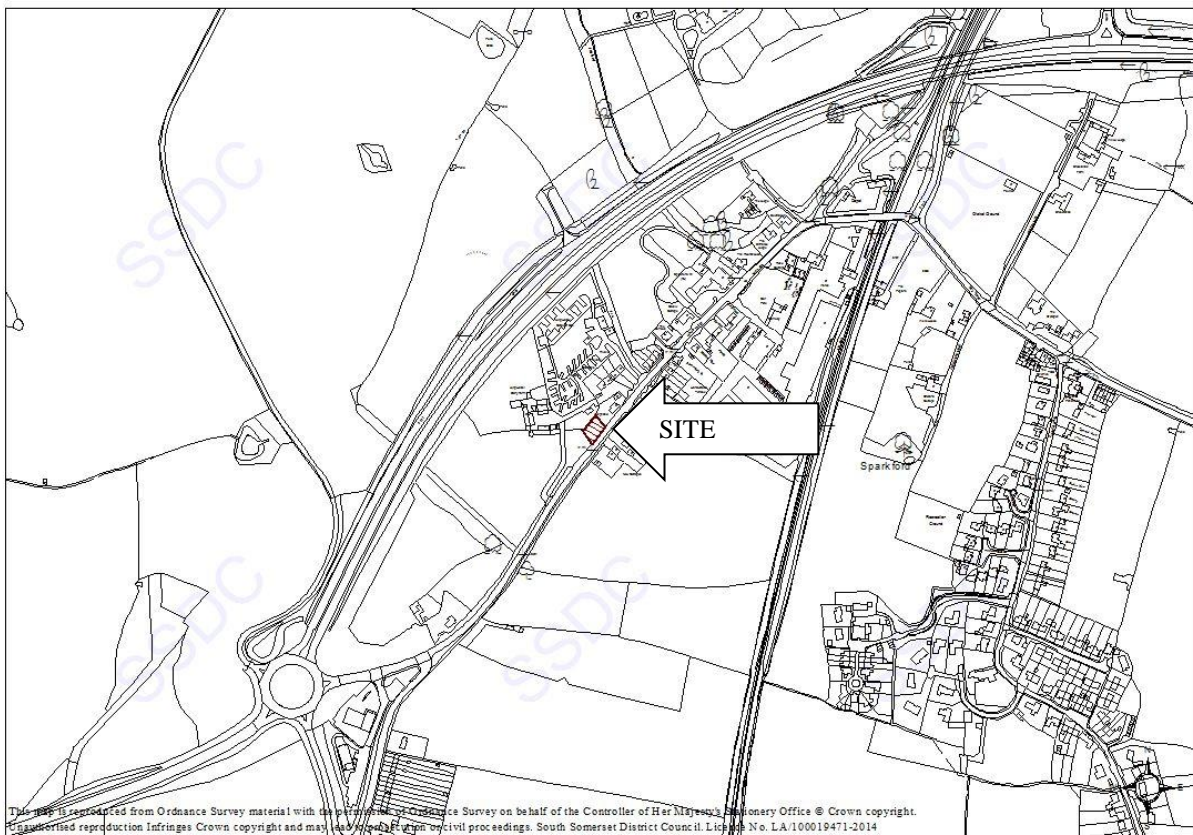
## Officer Report on Planning Application: 14/05009/REM

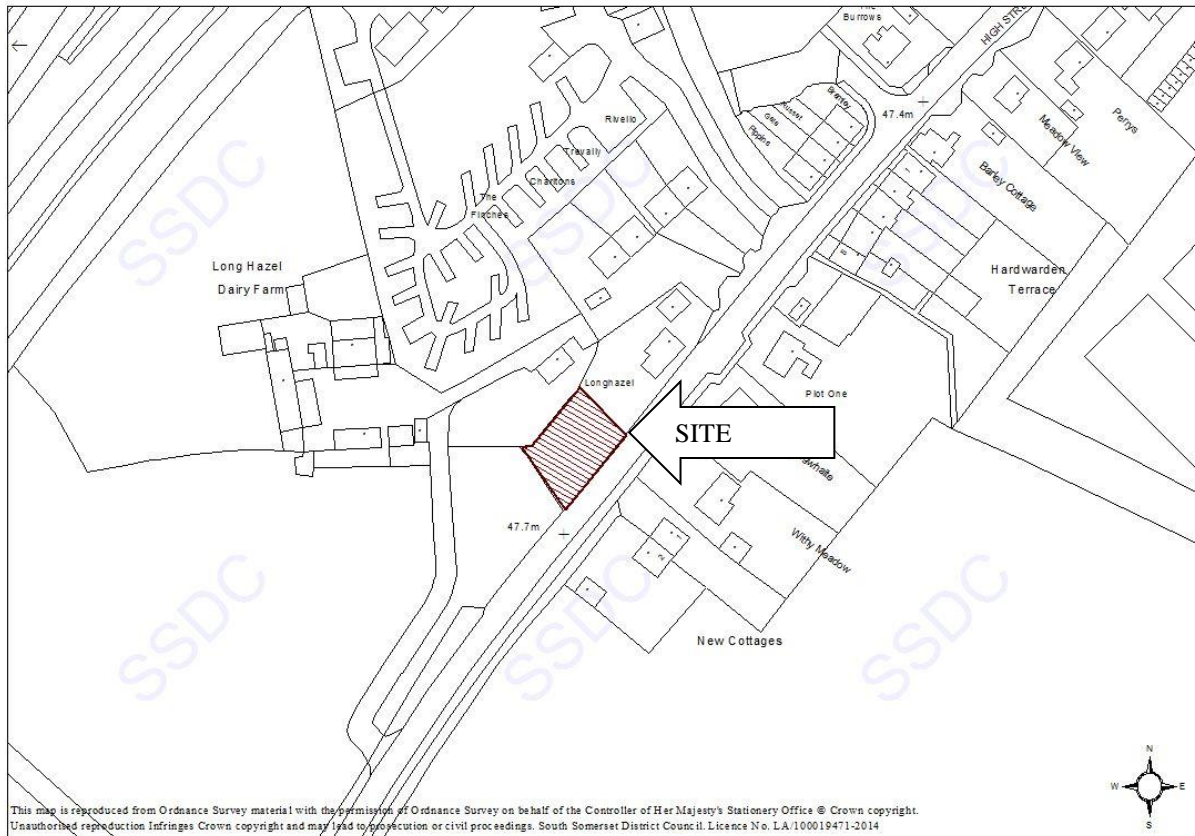
<b>Proposal :</b>	Erection of a dwellinghouse (Reserved matters of outline approval 14/02481/OUT) (GR:360239/126200)
<b>Site Address:</b>	Land adjoining Longhazel High Street Sparkford
<b>Parish:</b>	Sparkford
<b>CAMELOT Ward (SSDC Member)</b>	Cllr M. Lewis
<b>Recommending Case Officer:</b>	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
<b>Target date :</b>	7th January 2015
<b>Applicant :</b>	Mr & Mrs Clive Wakefield
<b>Agent:</b>	Mrs Janet Montgomery Wessex House, High Street, Gillingham SP84AG
<b>Application Type :</b>	Minor Dwellings 1-9 site less than 1ha

### REASON FOR REFERRAL TO COMMITTEE

The application is referred to committee as the recommendation for approval does not accord with the Highway Authority Standing Advice as it relates to the proposed access onto a classified 'A' road.

### SITE DESCRIPTION AND PROPOSAL





This application seeks approval of the reserved matters for an outline permission for the erection of a detached dwelling and the formation of a new access. The site consists of an area of land in apparent garden use, adjacent to a two storey detached house, finished in natural stone, with white UPVC window frames and a clay tiled roof. The site is broadly level, laid to grass, and surrounded by mature vegetation and various styles of fencing. The site is located outside of, but immediately adjacent to, the Sparkford development area as defined by the local plan. The site is close to various residential properties and open countryside.

The proposal is for the erection of a detached two storey dwelling in the south-western corner of the plot, with the formation of a new access from High Street between the proposed dwelling and the existing dwelling known as Longhazel. The proposed dwelling will be finished in reconstituted stone with brick detailing under a reconstituted slate roof.

## HISTORY

14/02481/OUT - Erect detached dwelling and form new access - Application permitted with conditions 28/08/2014

892678 - Outline: dwellinghouse and garage - Refused 15/11/1989

881075 - Outline: erection of a house - Refused 22/06/1988

## 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 considers that the relevant development plan comprises the saved policies of the South Somerset Local Plan.

The policies of most relevance to the proposal are:

**Saved policies of the South Somerset Local Plan (Adopted April 2006):**

ST2 - Villages  
ST3 - Development Area  
ST5 - General Principles of Development  
ST6 - The Quality of Development  
EU4 - Drainage

**National Planning Policy Framework**

Chapter 6 - Delivering a Wide Choice of High Quality Homes  
Chapter 7 - Requiring Good Design

**South Somerset Sustainable Community Strategy**

Goal 3 - Healthy Environments  
Goal 4 - Services and Facilities  
Goal 8 - High Quality Homes

**CONSULTATIONS**

**Sparkford Parish Council** - No comments received

**County Highway Authority** - Refers to standing advice, which requires visibility splays of 2.4 x 43 metres in each direction and an appropriate level of turning and visibility.

**REPRESENTATIONS**

None received.

**CONSIDERATIONS**

**History and Principle of Development**

The principle of development is established by outline permission 14/02481/OUT.

**Highways**

The highway authority was consulted as to the impact of the scheme on the local highway network. They referred to their standing advice. The scheme is considered to be in general accordance with the standing advice in terms of the parking and turning available on site. However, visibility to the south on land within the applicant's or highway authority control can only be achieved at 2.4 x 35 metres, when, according to the standing advice, it should be 2.4 x 43 metres. However, although these are technically what can be achieved on land owned by the applicant or the highway authority, the available visibility is significantly further in practice. As such, the eight metre technical shortfall is not considered to have a severe impact on highway safety and the proposal therefore accords with the provisions of the NPPF in this regard.

**Visual Amenity**

In regards to the outline permission the SSDC Landscape Architect was consulted as to the impact on the visual amenity of the area. The landscape architect noted that the site is contained within a residential context, and is currently used for residential purposes. As such he had no landscape issues to raise.

The detailed scheme is considered to show a satisfactory standard of design that is appropriate to this locality. The proposed materials, being reconstituted stone and reconstituted slate, are not considered to be ideal. However, the location is not considered to be particularly sensitive and, subject to conditions to control detailing, the proposal is considered to have no significant adverse impact on visual amenity in compliance with policies ST5 and ST6 of the South Somerset Local Plan. The proposed landscaping is considered to be adequate and can be secured through the imposition of an appropriate condition.

### **Residential Amenity**

It is not considered that the window layout and general bulk of the dwelling is such that it would give rise to undue overlooking or an overbearing relationship with neighbouring properties. Therefore the proposal would not harm residential amenity.

### **Conclusion**

Accordingly the proposal is considered to be acceptable in this location, and to cause no significant adverse impact on the character of the area, highway safety, or residential amenity.

### **RECOMMENDATION**

Permission be granted for the following reason:

01. The proposal, by reason of its size, scale and materials, respects the character of the area, and causes no demonstrable harm to residential amenity or highway in accordance with the aims and objectives of Policies ST6 and ST5 of the South Somerset Local Plan (Adopted April 2006) and the aims and provisions of the NPPF.

### **SUBJECT TO THE FOLLOWING:**

01. The development hereby permitted shall be carried out in accordance with the following approved plans: 14110-5C received 07 November 2014 and 14110-1C received 24 November 2014.

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

02. The landscape planting shown on the drawing 14110-5C hereby approved, shall be carried out in the first planting season following the commencement of the development hereby approved. For a period of five years after the completion of the planting scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition to the satisfaction of The Local Planning Authority and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with saved policies ST5 and ST6 of the South Somerset Local Plan.

03. No work shall be carried out on site until particulars of the 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. a sample panel, to be prepared for inspection on site, to show the mortar mix and coursing of the external walls;
- c. details of the recessing, materials and finish (including the provision of samples where appropriate) to be used for all new windows (including any rooflights) and doors;
- d. details of all hardstanding and boundaries
- e. details of the rainwater goods and eaves and fascia details and treatment.

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 saved policies ST5 and ST6 of the South Somerset Local Plan.

04. Before the dwelling hereby permitted is first occupied, the proposed access over the first 5m of its length shall be properly consolidated and surfaced (not loose stone or gravel) details of which shall have been submitted to and approved in writing by the Local Planning Authority, before works are carried out on the access.

Reason: In the interests of highway safety and in accordance with policy ST5 of the South Somerset Local Plan.

05. There shall be no obstruction to visibility greater than 900mm above adjoining road level in the areas marked as visibility splays on drawing 14110-5C received 07 November 2014. Such visibility shall be fully provided before the development hereby permitted is first brought into use and shall thereafter be maintained at all times.

Reason: In the interests of highway safety and in accordance with policy ST5 of the South Somerset Local Plan.

06. The area allocated for parking and turning on the submitted plan, drawing no. 14110-1C received 24 November 2014, shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles used in connection with the development hereby permitted.

Reason: In the interests of highway safety and in accordance with policy ST5 of the South Somerset Local Plan.

07. Any entrance gates shall be hung to open inwards and set back a minimum distance of 5m from the highway at all times.

Reason: In the interests of highway safety and in accordance with policy ST5 of the South Somerset Local Plan.