

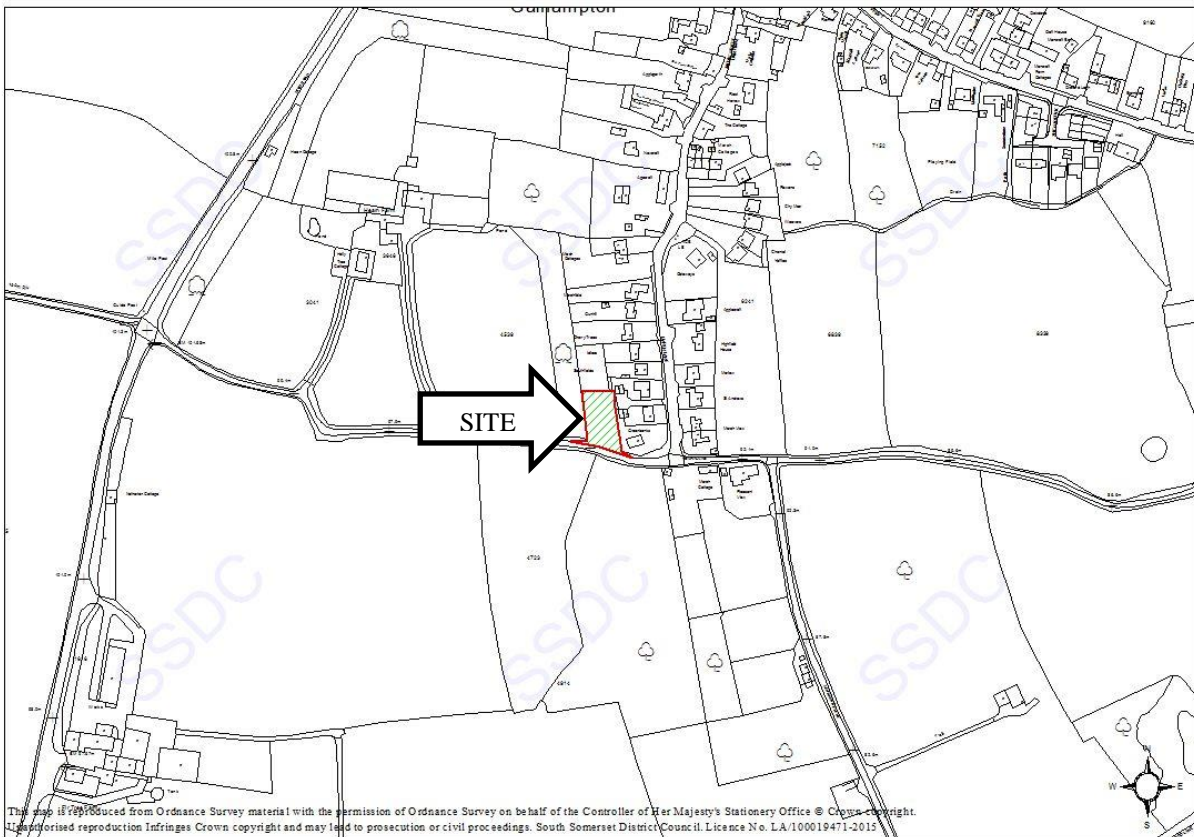
AREA EAST COMMITTEE
Officer Report On Planning Application: 15/04687/REM

Proposal :	The erection of a detached dwelling with garage (Reserved Matters approval with respect to appearance, landscaping, layout and scale) (GR 363516/129331).
Site Address:	Land Adjoining Hearn Lane Galhampton
Parish:	North Cadbury
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 :	10th December 2015
Applicant :	Mrs J Levett
Agent: (no agent if blank)	Mr Diccon Carpendale Wessex House High Street Gillingham Dorset SP8 4AG
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

This application is referred to the committee at the request of the Ward Member(s) with the agreement of the Area Vice Chairman to enable the comments of the Parish Council to be fully debated.

SITE DESCRIPTION AND PROPOSAL





This application for reserved matters follows the outline planning permission ref: 14/00825/OUT that was allowed on Appeal. The site is adjacent to Greenbanks a single storey dwelling that turns the corner from March Lane to front on to Hearn Lane. Back gardens of properties fronting onto March Lane extend to the side and northwards behind the application site. To the west is a substantial and well established copse of trees. A public footpath crosses the site and will be realigned to follow the western boundary. Its diversion is required and is dealt with under separate rights of way legislation.

The proposal seeks the erection of a detached single storey dwelling with rooms in the roof and detached garage. This reserved matters application considers appearance, landscaping, layout and scale. Access was dealt with by the outline planning permission. The proposed layout follows that shown in the indicative layout of the outline application.

RELEVANT HISTORY

14/00825/OUT - Erection of one dwelling and formation of new vehicular and pedestrian access, Refused, but ALLOWED on Appeal.

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

SS2 - Development in Rural Settlements

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 1 - Building a strong competitive economy
Chapter 3 - Supporting a Prosperous Rural Economy
Chapter 4 - Promoting sustainable transport
Chapter 7 - Requiring Good Design

National Planning Policy Guidance 2014

Other Relevant Documents

Somerset County Council Parking Strategy, adopted March 2012 and re-adopted September 2012 following corrections made.

Somerset Highways Standing Advice - June 2015.

CONSULTATIONS

North Cadbury Parish Council - recommends the application should be refused. The Parish Council shared concerns of the public about the position of the proposed house within the plot and its impact on light and considered that this should be the subject of a site visit by the planners. Recognising the stance taken by Highways on the matter of egress from and to Hearn Lane, the PC remains concerned about safety and access issues.

County Highway Authority - standing advice to consider turning on site and parking standards.

SSDC Rights Of Way - Public Footpath WN19/24 crosses the site. The applicant must apply to the Local Planning Authority for a diversion order. The County Council do not object to the proposal subject to the applicant being informed that the grant of planning permission does not entitle them to obstruct a public right of way. Please include an informative to this effect.

REPRESENTATIONS

One neighbour response was received objecting to the proposal concerned about:

- Loss of light
- precedent
- highway safety

CONSIDERATIONS

Principle of Development:

The principle of development was established by the outline planning permission, ref: 14/00825/OUT, as was the access arrangement from and to Hearn Lane. Accordingly the main considerations include appearance, landscaping, layout, and scale, as well as highway safety in considering on site arrangements, and neighbour amenity.

Appearance:

Set between Greenbanks to the East that turns in to Hearn Lane with the tree belt to the West, the proposal demonstrates a one off development whose design and appearance is considered acceptable without detriment to the locality.

Landscaping:

As an individual dwelling site the landscaping is largely a concern for the householder, however, the presence of hedging retained across the frontage and planting alongside the proposed footpath realignment is controlled by condition as it would form an attractive appearance.

Layout:

The layout is typically as was indicated in the illustrative layout at outline stage. It is considered acceptable. To reposition nearer to the tree belt only acts to introduce greater harm to the root system, but equally the need to locate more openings facing the adjacent houses.

Scale

The development's scale respects its location and enables the scheme to sit comfortably alongside the extant dwelling at Greenbanks.

Highways Safety:

Access was considered at outline planning stage. It remains to consider the level of parking and turning on site. It is considered that the proposal generally accords with the highways standing advice.

Neighbour amenity:

With the details before us it is considered the proposal would not unacceptably harm the residential amenity of occupiers of adjacent properties by disturbing, interfering with or overlooking such properties.

Parish and Neighbour comments:

The Planning Officer attended the site and in particular viewed the proposed development from within Monymusk and was able to consider the development that would be overlooked by the adjacent dwellings. The large tall garages at the back of the adjoining properties would help break down views. There would be no light issue because of the location of the proposed dwelling. The highway access concern is not a matter for the reserved matters application.

Following the Planning Officer's visit it is proposed to secure by condition the use of obscure glazing to the first floor bathroom window and the two skylights within the east elevation. This would permit the occupants of that bedroom to have clear glazed openings within the west elevation.

RECOMMENDATION:

Approve

01. The proposal, by reason of its location, represents an appropriate form of development adjacent to Galhampton that would not foster growth in the need to travel or be detrimental to highways safety. As such the proposal complies with policy SS2 and EQ2 of the South Somerset Local Plan 2006- 2028.

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be carried out in accordance with the following approved plans: 14013- 1 Rev B, -3 Rev C, -11 Rev D, -12 Rev B and -13 Rev B received 15 October 2015.

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

02. The hedge planting shown to the roadside and alongside the realigned public right of way shall be retained. To be maintained at a height above ground level of no lower than 1.7m. Any plants which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and local character further to Policy EQ2 of the South Somerset Local Plan 2006- 2028.

03. Prior to the development hereby approved being first brought into use the first floor bathroom window in the south elevation and two first floor skylights in the east elevation shall be fitted with obscure glass and be not openable below 1.7m above the first floor level, and shall be permanently retained and maintained in this fashion thereafter.

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

Informatives:

01. Public Footpath WN19/24 crosses the site. There shall be no development on the line of the footpath subject to a diversion order being made and confirmed.