

OFFICER: Andrew Gunn (01935) 462192

APPL.NO: 07/01252/FUL APPLICATION TYPE: Full Application

PARISH: South Petherton WARD: SOUTH PETHERTON

DESCRIPTION: Demolition of Nos. 2-16 (even only) West End Close and garage blocks in West End View and the erection of 19 dwellings and associated additional car parking (GR 342775/116846)

LOCATION: Land at West End Close, West End View, South Petherton, Somerset

APPLICANT: South Somerset Homes

AGENT: Boon Brown Architects, Motivo, Alvington, Yeovil, Somerset BA20 2FG

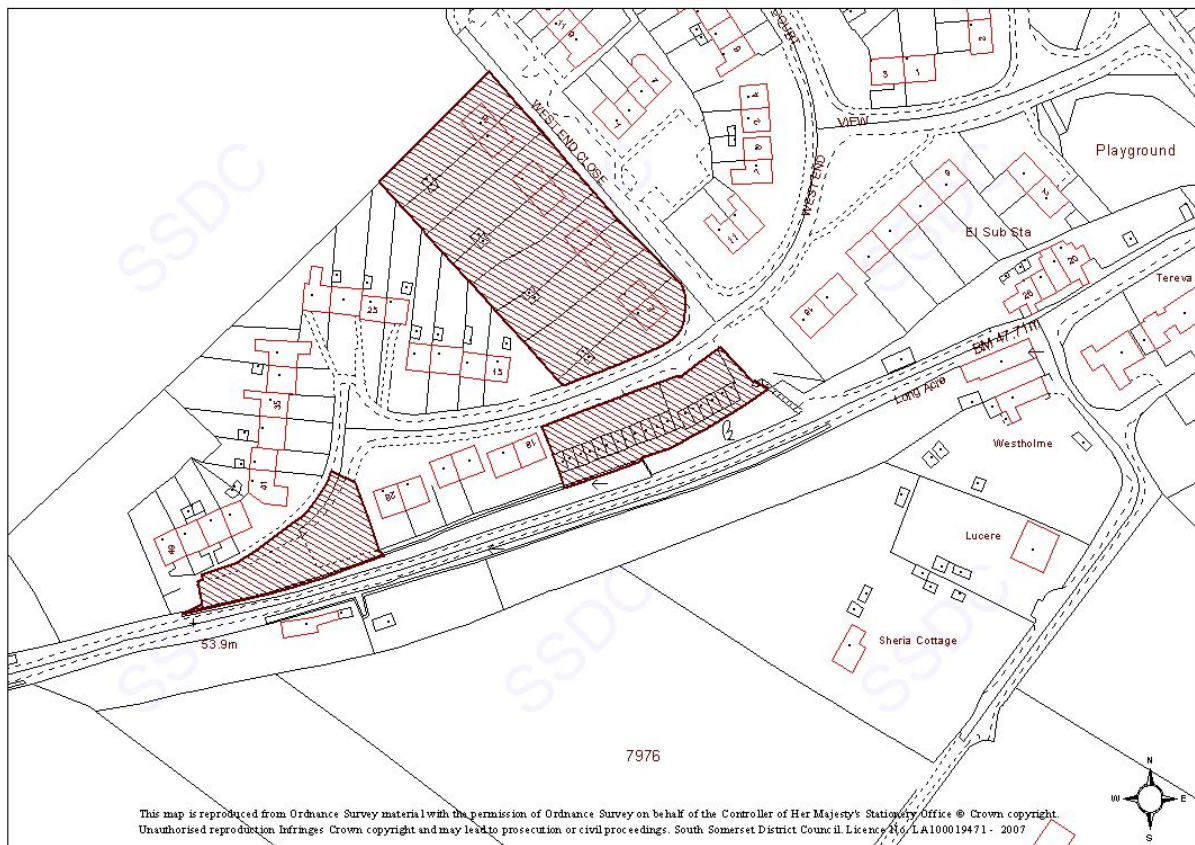
DATE ACCEPTED: 22 March 2007

Reason for referral to Committee:

The Ward Members wish to provide an opportunity to the Parish Council and neighbours to present their concerns in relation to the density, parking and layout at Committee.

Site description and location

The application is split into 3 separate sites located towards the western edge of the village. The main site on the western side of West End Close currently comprises 8 semi-detached dwellings and associated gardens. A site located to the south of West End View contains 18 garages with associated hardstanding and a site at the western end of West End View is currently used for car parking.



Proposal

This scheme seeks to provide 19 new dwellings with a total of 55 parking spaces. The car parking spaces will not only serve the proposed dwellings but also other occupants in the

area. The scheme is split over 3 different areas. The largest area currently comprises 8 existing dwellings - these will be removed and replaced with 15 new dwellings. These will be on the western side of West End Close and to the north of West End View. The second area is on the southern side of West End View where an existing block of 18 garages will be demolished. In their place, 4 new dwellings will be constructed along with the provision of 10 parking spaces. A third area further along to the west of West End View will be an extension of an existing car park to provide additional 7 parking spaces for existing residents.

The scheme will provide 11 no 1 bed homes, 7 no 3 bed homes and 1 no 4 bed home.

The largest site has been designed to provide a mix of terraced and semi-detached properties with a total of 11 fronting West End Close, with 3 along West End View and 2 pairs of semi detached properties along the south west boundary. The smaller site to the south of West End View will contain a pair of semi detached homes. The houses will be constructed of buff facing brickwork and buff reconstructed stone with both flat and double roman concrete interlocking tiles in tudor brown and breckland black.

The built form is closely related and adjacent to the existing and new roads. The scheme provides a new cul-de-sac from West End Close and will incorporate an adopted turning head. The sites do not currently contain much in the way of landscaping but the Design and Access states that most of this will be retained, particularly the trees along the north west boundary.

History

No relevant planning history.

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

Regional Spatial Strategy:
Policy VIS1 and VIS2.

Somerset and Exmoor National Park Joint Structure Plan
STR1- Sustainable Development
STR3 - Rural Centres and Villages
Policy 35 - Affordable Housing
Policy 48 - Access and Parking

South Somerset Local Plan (Adopted April 2006)
Policy ST5 - General principles of Development
Policy ST6 - Quality of Development
TP7 - Parking Provision in Residential Areas.
HG7 - Affordable Housing
CR2 - Play space

Consultations

South Petherton Parish Council

Recommend refusal. Full comments are awaited.

Highway Authority

I refer to the above planning application received on 2nd April 2007 on which I have the following observations on the highway aspects of this proposal: -

The proposal is for the demolition of eight dwellings and the erection of nineteen. The site is located within the development boundaries for South Petherton and as such there is no objection in principle.

In detail, the level and layout of the parking arrangements as shown on the submitted plan are acceptable to the Highway Authority. However, it is essential that adequate visibility be provided from the new private accesses and the parking area adjacent to plot 19. Therefore, suitable conditions regarding the visibility and the consolidation and surfacing of these accesses should be imposed.

It is also essential in the interest of highway safety that a full width pedestrian facility is provided in front of the new dwellings along West End Close and West End view and all the vehicular access provide adequate pedestrian visibility.

On the submitted plan the parking area provided adjacent to plot 19 has a boundary wall of height 1.2m above the adjoining road level. This will need to be lowered to a height not exceeding 600mm in the interests of pedestrian safety.

Having passed the application onto our Estate Roads Team they have the following comments to add:

1. The new cul de sac to the south west of West End Close will need 1.0m hardened margins with a 2.0m overhang to be provided.
2. A positive drainage system will need to be provided.
3. Confirmation as to where the surface water drainage outfalls is required. If connecting into an existing highway drainage system, the developer will be required to check both hydraulically and structurally to assess if there is sufficient capacity to accept the additional surface water run off proposed. The developer will also need to make allowance for upgrading the drain, both in capacity and condition, should the assessment prove necessary.

The applicant is strongly advised to contact the Highway Service Manager for South Somerset to seek advice on the impact of the proposed development on the existing highway drainage and to discuss requirements for a proposed new system.

4. Private drainage should not be located within the prospective highway areas.
5. Street lighting to be provided to Somerset County Council Standards.
6. Tactile crossings to be provided.
7. This development will be liable for the Advanced Payment Code and it is recommended that a Section 38 Agreement should be entered into with Somerset County Council.

The above mentioned comments regarding detailed amendments and alterations can be produced at a later date and therefore I would advise you that from a highway point of view there is no objection to the proposal. However, in the event of permission being granted I would recommend that the following conditions be imposed:

Senior Leisure Facilities Officer

My recommendations relating to the proposed development are detailed below.

The SSDC Local Plan Policy CR2 currently supports the requirement for outdoor playing space of between 2.4 - 2.8 hectares per 1000 population. There is a net increase of 11 dwellings proposed on this development. Based on the average population of 2.32 people per dwelling, the 11 dwellings that are applicable to South Somerset District Council Local Plan Policy CR2, would result in a expected population of 26 people.

This would consequently generate the need for between 0.0612 and 0.0715 hectares of outdoor playing space provision from this development.

Policy CR2 sets out how this space should be divided into different uses and I have set out the results of this in table 1.0

	Minimum Provision In Hectares	Maximum Provision In Hectares
Youth & Adult Use	0.0459	0.0510
A. Minimum playing pitch element of youth and adult use		0.0358
Young People & Childrens Use		0.0153 0.0204
A. Outdoor Equipped Playgrounds	0.0051	0.0077
B. Casual or Informal Play Space	0.0102	0.0128
Total Area in Hectares Required	0.0612	0.0715

Table 1.0

Youth Facility Requirements

The South Somerset Sport & Recreation Built Facilities Assessment Report has identified the deficiency of a floodlit Multi Use Games Area (MUGA) for South Petherton. Although this development is unlikely to generate the need for a full MUGA it is right that it contributes a proportionate amount to this type of provision in the town.

The value of the contribution required from the developer for this provision has been calculated as £64.20 per person.

Based on the 26 people expected by this development it would result in a total contribution of £1,669.

Strategic Community Facilities

South Somerset District Council Local Plan Policy ST10 supports the Local Planning Authority in seeking obligations to secure or contribute to the provision of community facilities to meet the demands directly stemming from a new development. Paragraph 11.47 of the Local Plan reinforces the importance of seeking "the provision of appropriate community facilities in all new developments of substantial scale".

Sport England has developed a Sports Facility Calculator (SFC) to help estimate the amount of key community sports facilities required to meet the needs of the local population in a new development.

It uses information on facility participation and applies these to the actual population profile of the local area. This ensures that the calculation is sensitive to the needs of the people who actually live there.

The SFC then turns this estimation of demand into actual facilities. For swimming pools it uses square metres of water, lanes and 25mx four lanes pools. For halls, it uses the number of badminton courts and four court halls.

It's important to remember that the SFC looks at demand for facilities and does not take into account any existing shortage of facilities.

The SFC gives a target total for the number of facilities that are needed to meet a population's sports facility needs. This is based on the local population, national participation rates and the national average for facility usage.

The SFC helps with the demand side of the facility provision equation.

Based on the SFC, the following off-site needs have been calculated (including professional fees):

Swimming Pools	£2,600
Sports Halls	£4,943

The South Somerset Playing Pitch Strategy 2002 and Sport and Recreation Built Facilities Assessment Report both highlight a deficiency of synthetic turf pitches within the catchment of South Petherton. As this development will generate additional demand for this type of community facility it is reasonable to request a proportionate contribution towards proposed new provision within the catchment.

Based on the size of the development and current build costs supplied by Sport England, the following off-site need for synthetic turf pitches has been calculated as: £477

Total Off-Site Contribution to Strategic Facilities: £8,020

Environment Agency

No objections subject to conditions and informatives.

County Archaeologist

No objections.

Representations

A site notice displayed, the application advertised as a major development and adjoining neighbours notified. 4 letters have been received raising the following comments:

- no bungalows proposed
- parking spaces are tandem which requires movement of 2 vehicles
- 4 bed house not in keeping with area
- over development

- no shared ownership
- no house to buy outright
- increase in traffic

Considerations

The key considerations in this case are whether this is an appropriate form and level of development and that layout is acceptable and does not cause harm to residential amenity.

In terms of the planning gains that will be achieved, the proposed development will provide 19 new modern dwellings replacing 8 semi-detached Pertronissen houses along with the removal of 18 garages. The proposals will result in additional car parking spaces for new and existing residents. The loss of the existing garaging will be beneficial as the current garages are in poor condition and unsightly. The Design and Access Statement also states that the garaging is also currently unused, thus this scheme will make significant use of currently under-utilised space.

The scheme will provide much needed affordable homes in South Petherton. The local plan target of 35% affordable homes will be split 50/50 (without grant) or 80/20 (if grant is available) in favour of rented accommodation. A total of 7 affordable homes will be provided by this development with a range of house sizes. In addition, the Council's Housing Officer has requested the provision of a disabled unit. Amended plans have been submitted for plot 4 with changes to the fenestration. It is not considered that this will cause any harm to either residential amenity.

It is not considered that the overall scheme will cause any harm to residential amenity. One more dwelling will be located along West End Close than currently exists. Thus, the presence of built form along West End Close will be maintained and no additional harm with regard to overlooking will be caused. The proposed dwellings along the south west boundary will be partly screened by landscaping but by reason of the fact that they will be set back from the boundary and that those existing dwellings in West Wend View have large rear gardens, means that there will be no harmful overlooking or loss of privacy. The new parking spaces on the south side of West End View are located on the western end of the existing garage block. Therefore, no additional harm will be caused to the adjacent property.

Concern has been raised about density. The site area is given as 0.38ha which equates to around 50 dwelling per hectare. This is not considered to be an unreasonably high level, particularly when this scale of development reflects similar density levels on the opposite side of West End Close and West End Court. It is considered that the design and layout will provide a good quality development for future residents as well as providing an improved living environment for all in the area.

Comments have also been received about the lack of bungalows and the lack of homes to buy outright or shared ownership. It is correct that no bungalows are proposed within this proposal. However, they are land hungry and will reduce the density levels of a development. One may have been provided if this was required by the RSL. In terms of market housing and shared ownership, the scheme will provide for both. As outlined above, the Council will negotiate either 50% or 20% of the affordable units as shared ownership dependent upon whether grant is available.

Conclusion:

The scheme provides a good quality development making better use of land and removing unsightly garages and poor quality housing. Negotiations will be entered into with the applicant to agree the details of the affordable housing, to provide contributions to play space and to satisfy the requirements of the Highway Authority. .

Recommendation

APPROVE

Justification

01. The scheme by reason of its design and layout will provide a good quality development along with the provision of affordable housing and contributions to play space. The development is therefore in accordance with policies ST5, ST6, HG7 and CR2 of the South Somerset Local Plan 2006.

Application Permitted with Conditions

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 commenced until particulars of the materials (including the provision of samples where appropriate) to be used for external walls and roofs have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with Policy ST6 of the South Somerset Local Plan.

03. Before the development hereby permitted is commenced details of the material and external finish to be used for all windows, doors, boarding and openings shall be approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with Policy ST6 of the South Somerset Local Plan 2006.

04. The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels; all planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development 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.

05. There shall be no burning of any produce or material whatsoever on the site other

than in a properly installed incinerator within a building.

Reason: In the interests of environmental health.

06. Before any of the development hereby permitted is commenced details of the internal ground floor levels of the building(s) to be erected on the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of residential amenity in accordance with Policy ST5 and ST6 of the South Somerset Local Plan 2006.

07. The proposed estate roads, footways, footpaths, tactile paving, cycleways, bus stops/bus lay-bys, verges, junction, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction shall be submitted to the Local Planning Authority.

Reason: In the interests of highway safety.

08. The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

Reason: In the interests of highway safety.

09. There shall be no obstruction to visibility greater than 600mm above adjoining road level forward of a line drawn 2.0m back and parallel to the nearside carriageway edge over the entire site frontage along West End Close. Such visibility shall be fully provided before works commence on the erection of the dwelling hereby permitted and shall thereafter be maintained at all times.

Reason: In the interests of highway safety.

10. There shall be no obstruction to visibility greater than 600mm above adjoining road level forward of a line drawn 2.0m back and parallel to the nearside carriageway edge over the entire site frontage along West End View. Such visibility shall be fully provided before works commence on the erection of the dwelling hereby permitted and shall thereafter be maintained at all times.

Reason: In the interests of highway safety.

11. The accesses hereby permitted shall not be brought into use until drop kerbs have been installed at the carriageway edge and a vehicle cross-over constructed across the footway fronting the site for the width of these accesses.

Reason: In the interests of highway safety.

12. Before the dwellings hereby permitted are first occupied a 1.8m wide footway shall be constructed across the entire site frontage of the site along West End View and West End Close in accordance with a specification to be approved in writing by the Local

Planning Authority.

Reason: In the interests of highway safety.

13. The proposed accesses shall incorporate splays on both their sides to the rear of the existing footway based on co-ordinates of 2.0m x 2.0m.

Reason: in the interests of highway safety.

14. The proposed accesses shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details which shall have been submitted to and approved by the Local Planning Authority.

Reason: in the interests of highway safety.

15. No development shall take place until a legal agreement for the provision of affordable housing and contribution to play space has been entered into with the Local Planning Authority. The affordable housing and play space contribution shall be provided in accordance with the approved legal agreement. The agreement shall include:

- 1 35% of the total dwellings hereby approved shall be affordable dwellings;
- 2 the type of the affordable housing provision to be made;
- 3 the timing of the construction of the affordable housing;
- 4 the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- 5 the occupancy criteria to be used for determining the identity of occupiers of the affordable housing, and the means by which such occupancy criteria shall be enforced.

Reason: In accordance with policy HG7 and CR2 of the South Somerset Local Plan.

16. No development shall commence until amended plans have been received and agreed in writing by the local planning authority with regard to highway improvements as outlined in a letter received from the highway authority dated 18th June 2007.

Reason: in the interests of highway safety.

17. The construction of storage facilities for oils, fuels or chemicals shall be carried out in accordance with details submitted to and approved in writing by the local planning authority.

Reason: To prevent pollution of the water environment.

18. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted plans and specifications as amended by a plan received from the agent on 15th June 2007 (drawing no: 2564/109).

Reason: For purposes of clarity.
