



JOINT AREA COMMITTEES IN SOUTH SOMERSET



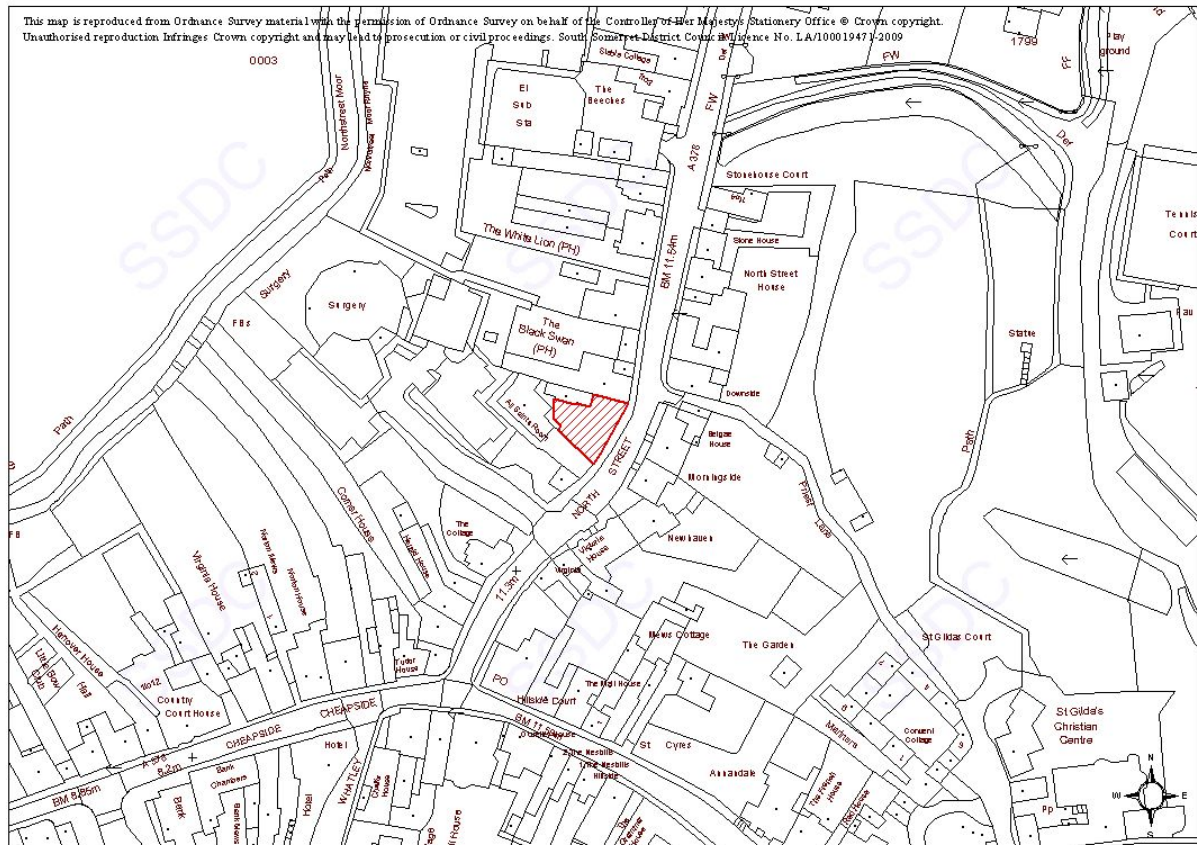
Officer Report On Planning Application: 09/01081/FUL

Proposal :	Internal alterations, replacement of existing dormer and porch, conversion of attached buildings into 1 No separate dwellinghouse. (GR 342085/126882)
Site Address:	All Saints Cottage North Street Langport
Parish:	Langport
Ward : (SSDC Member)	LANGPORT AND HUISH Mr Roy Mills (Cllr)
Division (SCC Member)	LANGPORT Mr Derek Yeomans (Cllr)
Recommending Case Officer:	Lee Walton Tel: (01935) 462324 Email: lee.walton@southsomerset.gov.uk
Target date :	7th May 2009
Applicant :	Mr Kendal Rayne
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

To further explore the highways safety issue in agreement with the Ward Member(s) and Chairman of the Area Committee.

SITE DESCRIPTION AND PROPOSAL



The application site is within the development area, and the conservation area and is a listed building (grade II), included in the list description for the Black Swan Inn (lately renamed Lou Lous). Vehicular access is off the main through road, with Lou Lous having its own separate vehicular access.

The proposal seeks replacement of the existing dormer and porch - all works related to the existing dwelling. An additional dwelling is proposed with conversion of the attached part of the building, to

include insertion of two dormers and skylights to front roof pitch, and window opening to replace a door. Internal alterations include removal of walls and insertion of partitions and staircase, raising collars to provide for headroom within the roof. One parking space is proposed for each dwelling.

A separate application for Listed Building Consent (LBC) was received, considered and determined (approved) under the scheme of delegation.

HISTORY

There have been various applications relating to the Black Swan Inn. There is nothing that relates to the immediate area of the application site.

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,

Sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 require authorities considering applications for planning permission or listed building consent for works that affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of the building.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires -(1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Relevant Development Plan Documents

Regional Spatial Strategy (RSS) for the South West (RPG10) (adopted September 2001):

- VIS1 - Expressing the Vision
- VIS2 - Principles for Future Development
- EN4 - Quality of the Built Environment
- EH3 - The Historic Built Environment

Somerset and Exmoor National Park Joint Structure Plan (adopted April 2000):

- STR1 - Sustainable Development
- STR2 - Towns
- 9 - Historic Built Environment
- 49 - Traffic and New Development

South Somerset Local Plan (adopted April 2006):

- ST5 - Principle of Development
- ST6 - Quality of Development
- EH1 - Conservation Areas
- EH3 - Listed Buildings
- EH5 - Setting of Listed Buildings
- EC8 - Protected Species
- TP7 - Residential Parking

Policy-related Material Considerations

Draft Regional Spatial Strategy for the South West (Proposed Changes June 2008):
EN3, EN4

PPS's/PPG's

PPS1 - Delivering Sustainable Development

PPG15 - Planning and the Historic Environment

South Somerset Sustainable Community Strategy

Goals 7 and 8

Parish/Town Plan - Langport 2020

Other Relevant Documents:

None

CONSULTATIONS

Town Council - No objection

Historic Conservation - No objection subject to conditions.

County Highway Authority - The means of access to the site is of concern to the Highways Authority. The access is of singular vehicle width and does not enable two vehicles to pass. If two vehicles were to meet at this point manoeuvring may take place on the A378, which is likely to result in the interrupting of the free flow of traffic and add to the hazards for all road users at this point. The access also suffers from restricted radii, which makes it difficult for vehicles to emerge from the site wishing to head in the northern direction without encroaching on to the opposite carriageway.

The level of pedestrian and vehicles visibility at the access is restricted due to the presence of the boundary walls set only slightly back from the carriageway edge. Given the limitations of the existing access the Highway Authority would not wish to see a proposal that is likely to result in the increase in its use.

The current proposal involves several alterations resulting in the formation of an additional residential unit being served by this access. Whilst the application comments that the proposal will result in the reduction in the number of spaces provided within their site the introduction of an additional residential unit and all associated movements is likely to result in an increase in its use. Therefore, given the increase in the use made of the existing substandard access, which would need to be significantly improved for the proposal to be acceptable, I would recommend that the application be refused on the highway grounds for the following reason:

1. The proposal is contrary to policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review since the increased use of the existing access together with the generation of additional conflicting traffic movements, such as would result from the proposed development, would be prejudicial to road safety.

SSDC Technical Services - No comments

Ecologist - Bat informative to attach to any permission.

County Archaeologist - No objection

REPRESENTATIONS

Neighbours - There were 11 neighbour notification letters issued and a site notice posted (Listed Building in Conservation Area). There have not been any responses.

CONSIDERATIONS

The proposal falls into two parts with alterations to the existing dwelling and the conversion to form a new dwelling from the other half of the structure that backs onto the highway.

Character and Appearance:

The external alterations are limited and on the roadside frontage involve replacement of the existing rooflight and one small glazed light, and the addition of a further small glazed light. The site's outward character is otherwise left plain and simply and is considered maintains the building's former character

as an outbuilding.

The majority of works are internal and are supported by the conservation officer. These include the removal and reinstatement of partition walls and the addition of a stair case that provides access to the first floor for the proposed new dwelling. It is considered that the character of the listed building is preserved.

The alterations made to the rear elevation include a replacement porch for the existing dwelling and infill and adaptation of an opening that reinstates a former window for the proposed dwelling. Skylights are inserted into the rear roof pitch. It is considered that the character and appearance of the conservation is conserved.

Highways:

Given the historic nature of the site visibility is an issue with no possibility of achieving the required safety measures. Access is onto the main thoroughfare and combined with the pedestrian footfall that passes hard up against the site any increased use is considered to increase the potential of collision.

The proposal shows one parking space per dwelling although additional spaces within the site are possible. Although there are many other similar arrangements to be found within the town centre any additional traffic movements here need to consider the particular merits of the site. The lack of visibility combined with access onto a thoroughfare with pedestrian footfall in the relatively central location adds weight to the Highway Authority recommend of refusal.

Other Matters:

It is considered that there would be no detrimental impact on neighbours

SECTION 106 PLANNING OBLIGATION/UNILATERAL UNDERTAKING

None

RECOMMENDATION

REFUSE

01. The proposal is contrary to policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review since the increased use of the existing access together with the generation of additional conflicting traffic movements, such as would result from the proposed development, would be prejudicial to road safety.