



The site is located within the defined development area of Long Sutton, but is outside of the Conservation Area of the village. The site currently accommodates a detached, two-storey dwelling constructed from reconstituted stonework, and a garage. The site is reasonably large with the domestic curtilage extending to the rear of the dwelling and then swinging southwards in an L-shape, behind the boundaries of the two neighbouring properties to the south.

This application seeks planning permission for the erection of a replacement dwelling and garage on the site. The proposed dwelling is of contemporary design with the materials of blue lias, render, cedar cladding, natural roof slate and timber framed windows. The dwelling broadly has two sections, with the roof ridge running parallel to the road on the section that is located on the existing footprint, while the second section has a gable facing the front of the site, and extends to the east and south to the rear of the site where the existing garage is located, and therefore is set back from the road. The internal accommodation is spread over three floors with the roof space being utilised as second floor accommodation. The agent has amended the application as a result of consultation feedback, so that the dwelling is set into the ground by one metre, which reduces the overall height of the proposed dwelling by one metre.

The proposed double garage is located at the front on the site adjacent to the existing access, and is constructed from blue lias stonework and a slate roof.

## **HISTORY**

791064: REM, Erection of dwelling and garage. Granted conditional approval on 02/08/1979.

780342: REM, Erection of dwelling and garage. Application withdrawn on 08/11/1978.

770723: OUT, Erection of dwellinghouse and garage. Granted conditional approval on 28/07/1977.

## **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.

Regional Spatial Strategy:

Policy VIS 1 - Expressing the Vision

Policy VIS 2 - Principles for Future Development

Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011:

Policy STR1 - Sustainable Development

Policy STR5 - Development in Rural Centres and Villages

Policy 49 - Transport Requirements of New Development

South Somerset Local Plan (Adopted April 2006):

Policy ST3 - Development Areas

Policy ST5 - General Principles of Development

Policy ST6 - The Quality of Development

Policy EH5 - Development Proposals Affecting the Setting of Listed Buildings

## **CONSULTATIONS**

COUNTY ARCHAEOLOGIST - No objection

COUNTY HIGHWAY AUTHORITY - Whilst it is clear that the level of visibility achieved from the existing access is restricted in both directions due to its location on the inside of the bend, the proposal is for the creation of a replacement dwelling and as such the proposal is unlikely to result in an increase in its use. As a consequence, to raise an objection to the proposal on this point may be unreasonable. However in the interest of highway safety, in the event of permission being granted a condition is recommended.

AREA ENGINEER - No comment

PARISH COUNCIL - Object to the proposed development as the new house is too large, would not fit in with the street scene and there are concerns over how the house would be lowered into the ground and potential surface water run-off from the fields behind.

## **REPRESENTATIONS**

TWO LETTERS OF OBJECTION - Have been received, raising the following concerns:

- The design does not fit in with the context of the street scene
- The proposed dwelling is too high and will dwarf the surrounding properties
- The reconstituted stone buildings form the visual framework for Shute Lane
- A precedent could be set
- Use of render and cladding do not fit in with the area and there is too much glass
- The floor area is being increased substantially

ONE LETTER OF SUPPORT - Has been received, stating the proposed dwelling will be a great improvement on the existing dwelling and would have a lot of character.

## **CONSIDERATIONS**

The site is located within the defined development area of the village where the principle of new residential development is acceptable, subject to various criteria such as highway issues, design and minimal impact on visual or residential amenity. The site is not within the Conservation Area of the village.

There is a listed building on the opposite side of the road from the site. It is considered the proposed development will not have a detrimental impact on the setting of this listed building as the proposed dwelling is set well back within its site, away from the listed building, and the proposed garage would be between the dwelling and listed building, further preventing any impact on the setting.

The proposed dwelling is of contemporary design. Local Plan policy states that proposals must compliment key characteristics of the location to maintain local distinctiveness. While the shape of the proposed dwelling may differ significantly from other houses currently found in Long Sutton, elements of the local design of the area have been incorporated within this proposal. For example, the use of blue lias and natural slate would represent a significant improvement on the current materials found at the site.

Cedar cladding is also considered appropriate in this location as the weathered coloured would match the colour of grey and blue lias stonework found all over the village. The proposed dwelling has an overall simple design with pitched roofs, which again, is a characteristic of the area.

The footprint of the proposed dwelling is larger than the existing dwelling on the site. However it is considered the mass of the proposed dwelling is broken up by the use of different materials and different sections, and this prevents the building having an imposing appearance. Furthermore a large percentage of the proposed dwelling is located to the rear of the dwelling and therefore will not be visible from the street scene. Future extensions to the dwelling can be controlled by condition with the removal of permitted development rights.

The agent has amended the application by reducing the overall height by one metre, which brings the proposed height of the dwelling to a level that is commensurate with the surrounding properties to the site. Therefore it is considered the proposed dwelling will not overbear the neighbouring properties and will not appear as conspicuous on the site.

The fenestration in the proposed dwelling has been carefully designed so that there is no loss of privacy and no overlooking to neighbouring properties. The large amount of glazing and use of solar panels mean that the proposed dwelling would reach high levels of energy efficiency.

The County Highway Authority have not raised an objection to the proposal, on the basis that the dwelling is a one for one replacement, and therefore there will not be an intensification of traffic using the site.

In conclusion, the proposed dwelling will represent a large improvement on the current appearance of the dwelling. Good design is subjective, and as such it is considered that a contemporary design in this location is not unacceptable. There are examples of where contemporary designed dwellings have worked successfully in other rural village locations. In this circumstance the design pays reference to key features of local design by using materials that are in keeping with the area, and incorporating pitched roofs, which are also characteristic of roof shapes in this area.

## **RECOMMENDATION**

Permission be granted

01. The proposal, for a replacement residential dwelling, is located within defined settlement limits where the principle of new housing is considered acceptable and the dwelling would not have a detrimental impact upon visual or residential amenity and is therefore considered acceptable. Therefore, the scheme accords with South Somerset Local Plan Policies ST5, ST6 and TP7, and Policies STR5 and 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

## **SUBJECT TO THE FOLLOWING:**

01. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

02. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and thereafter retained as such, in accordance with the approved details as above, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the character and appearance of the building in accordance with Policies ST5 and ST6 of the South Somerset Local Plan.

03. The windows and doors hereby permitted shall be timber and thereafter maintained as such, in accordance with details to include sections, mouldings, profiles, working arrangements and finished treatment that shall first have been agreed in writing by the Local Planning Authority prior to their installation.

Reason: In the interests of the character and appearance of the building, in accordance with Policies ST5 and ST6 of the South Somerset Local Plan.

04. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The agreed boundary treatment shall be completed before the building is occupied and thereafter maintained as such, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development makes a satisfactory contribution to the local character and distinctiveness of the area in accordance with South Somerset Local Plan Policies ST5 and ST6.

05. (i) Before any part of the permitted development is commenced, a landscaping scheme, which shall include details of the species, siting and numbers to be planted, shall be submitted to and approved in writing by the Local Planning Authority.  
(ii) The scheme shall be completely carried out within the first available planting season from the date of commencement of the development, or as otherwise extended with the agreement in writing of the Local Planning Authority.  
(iii) For a period of five years after the completion of the landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition 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: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with South Somerset Local Plan Policies ST5 and ST6.

06. Details of the size, position and materials of any meter boxes installed in connection with the development shall be submitted to and approved by the

Local Planning Authority before development commences and thereafter installed and maintained in accordance with the approved details unless any variation thereto is first approved in writing by the Local Planning Authority.

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

07. There shall be no obstruction to visibility greater than 900mm above adjoining road level forward of a line drawn 2.4m back and parallel to the nearside carriageway edge over the entire site frontage. 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, in accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

08. The first floor windows on the northwest elevation, and the full length window on the right hand side (when looking at the elevation) of the southwest elevation shall be glazed with obscure glass which shall thereafter be retained.

Reason: To ensure the privacy of the adjoining occupiers in accordance with South Somerset Local Plan Policies ST5 and ST6.

09. Prior to the commencement of any works on site, full elevational and floor plans of the garage shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of satisfactory design and visual amenity in accordance with South Somerset Local Plan Policies ST5 and ST6.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting the 1995 Order with or without modification), there shall be no addition or extension to the dwelling (including the insertion of dormer windows) unless an application for planning permission in that behalf is first submitted to and approved by the Local Planning Authority.

Reason: To protect the character and amenities of the area in accordance with Policies ST5 and ST6 of the South Somerset Local Plan.

11. 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 visual and neighbour amenity and to accord with ST5 and ST6 of the South Somerset Local Plan 2006.