

Area North Committee – 28 September 2011

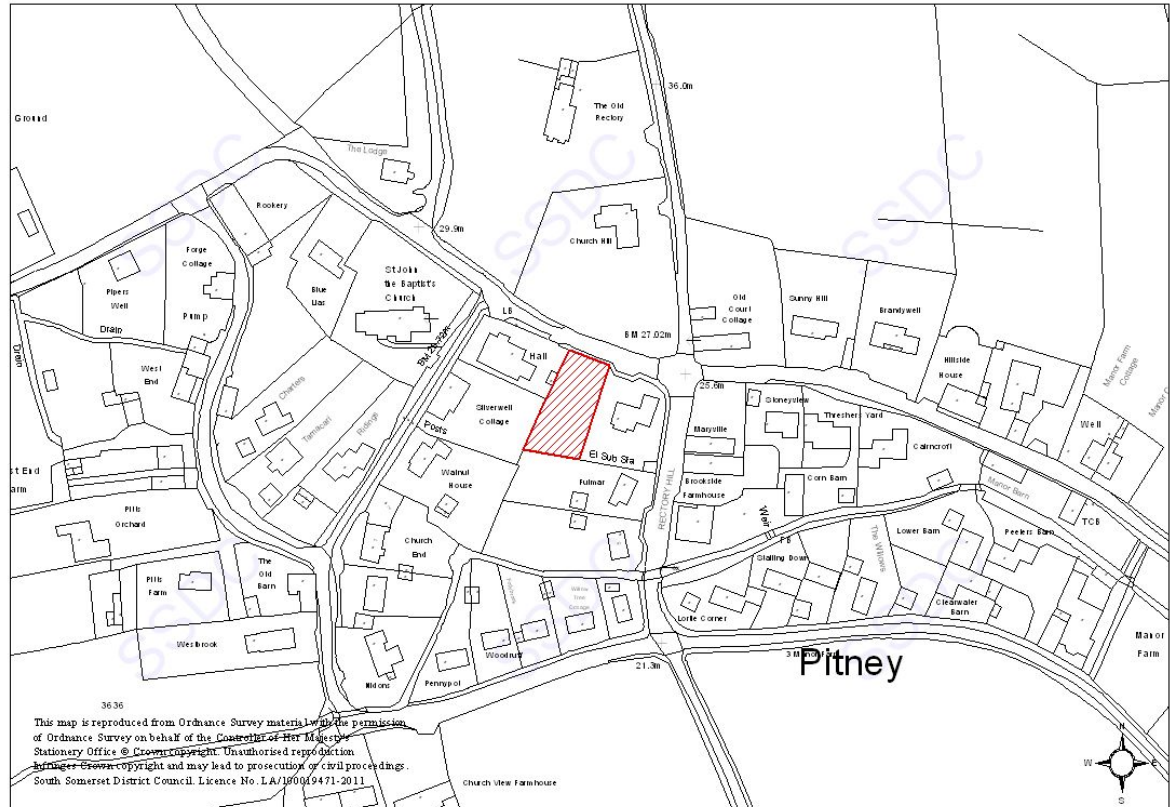
Officer Report On Planning Application: 11/03311/REM

Proposal:	Erection of a dwelling with detached garage. Formation of pedestrian and vehicular access. (GR 344506/128454)
Site Address:	Land Adjacent Pound House, Rectory Hill, Pitney
Parish:	Pitney
TURN HILL Ward (SSDC Member)	Mr S Pledger (Cllr)
Recommending Case Officer:	Lee Walton Tel: (01935) 462324 Email: lee.walton@southsomerset.gov.uk
Target date:	13th October 2011
Applicant:	Mr S Pledger
Agent: (no agent if blank)	Smith Planning & Design Limited Wayside, Fivehead, Taunton, Somerset TA3 6PQ
Application Type:	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

The applicant is a District Council Member.

SITE DESCRIPTION AND PROPOSAL



The application site is located within the settlement of Pitney, a settlement in the countryside that does not have a development area. The site was formerly part of the

garden area to Pound House and is now under separate ownership.

Pound House is a modern two storey dwelling of reconstructed stone elevations with a tiled roof. Similar types of dwelling to the rear of the site can be viewed from the roadside. A former Victorian school building that is now used as a village hall is located immediately west of the application site. The ground levels fall away sharply from the roadside.

The outline planning permission, ref: 10/05128/OUT, reserved all matters. The proposal seeks approval for all the reserved matters in connection with the erection of a dwelling with detached garage, and formation of access. Due to the nature of the ground levels the rear wing is stepped down that results in a split level ground floor. The dwelling's overall height aligns with the ridge heights of the buildings to either side of the application site that front onto Upper Pitney Road. The proposal seeks a two storey building, but with the first floor having the roof brought down to create dormers that face the highway. The detailed drawing describes local natural stone, and double roman tiles, with mortar fillet to verges and Brett Martin rainwater goods.

PLANNING HISTORY

10/05128/OUT. Erection of 1(no.) dwelling to replace extant permission. Approved 13 October 2010.

07/04186/OUT. Erection of 1(no.) dwelling house. Approved 24 July 2007.

02/02766/OUT. Erection of 1(no.) dwelling. Approved 15 November 2002.

97/02338/OUT. Erection of 1(no.) dwelling. Approved 7 November 1997.

92/01715/OUT. Erection of 1(no.) dwelling. Approved 12 October 1992.

883744. The erection of one dwelling. Refused. The appeal was allowed. The site was considered infill following the character of adjacent plots.

POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under 54A of the Town and Country Planning Act 1990 and requires that decisions must be made in accordance with relevant development plan documents unless material considerations indicate otherwise.

Relevant Development Plan Documents:

Somerset and Exmoor National Park Joint Structure Plan 2000

STR1 - Sustainable Development

STR6 - Development Outside Towns

South Somerset Local Plan

ST3 - Development Areas

ST5 - Principle of Development

ST6 - Quality of Development

EH12 - Area of High Archaeological Potential

EH5 Setting of Listed Buildings

Other

Pitney Village Design Statement.

CONSULTATIONS AND REPRESENTATIONS

Parish Council - No objection.

County Highway Authority - To be reported.

SSDC Technical Services. No comment

Archaeologist - To be reported.

Landscape Architect - No objection.

Neighbours - There were 4 neighbour notification letters issued. There have not been any received responses.

CONSIDERATIONS

Although the site is outside of any development area the principle of development and the erection of a dwelling was established by the Outline planning permission, accordingly the main considerations are the reserved matters; namely, appearance, layout, scale, access and landscaping:

Character, Appearance, Scale and Layout:

The proposal shows a ridgeline of similar height to the buildings on either side of the application site. Built into a slope, set back slightly from the front elevations of the buildings to either side, with dormer openings at first floor level, the dwelling's scale is considered acceptable with finishes that closely relate to the traditional former Victorian school building that adjoins. The rear wing is stepped down that creates a split level ground floor area that acceptably deals with the land level changes on site.

Neighbour Amenity:

The two most nearest properties are Pound House and Fulmar. The distance between openings with Fulmar is greater than 25 metres and viewed at an angle, it is considered that the proposal would not have any significant impact on the occupants of that property.

In stepping down the rear wing the patio area is at a similar level to that of Pound House. It is considered that the arrangement is acceptable and would not have any undue impact on the occupants of Pound House.

Parking and Access:

A double garage is proposed with a turning area at the front of the dwelling to enable vehicles to enter the highway in first gear. The submitted drawings show the remodelled natural stone wall that fronts the highway at a maximum of 900mm above the edge of the road. This is considered acceptable in principle, however the comments of the highway officer will be reported to committee.

Landscaping:

This includes the retention of trees and the planting of additional specimen along the boundary with Pound House is acceptable to the landscape architect.

RECOMMENDATION

APPROVE

01. The proposal by reason of its size, scale and materials, causes no demonstrable harm to residential amenity or to the character of the locality and given the extant outline permission is considered in accordance with the aims and objectives of policies ST5 and ST6 of the South Somerset Local Plan.

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be carried out in accordance with the following approved plans: 02, 04, 06, 05, 03, 01 date stamped 18 August 2011.

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

02. Possible highways conditions as reasonable, recommended by the highway officer.

Informatives:

01. The applicant/ developer is reminded that the planning conditions attached to the Outline planning permission, 10/03543/OUT, remain relevant, in particular the surface drainage details in condition 9 remain to be agreed.
