

Area North Committee – 28 March 2012

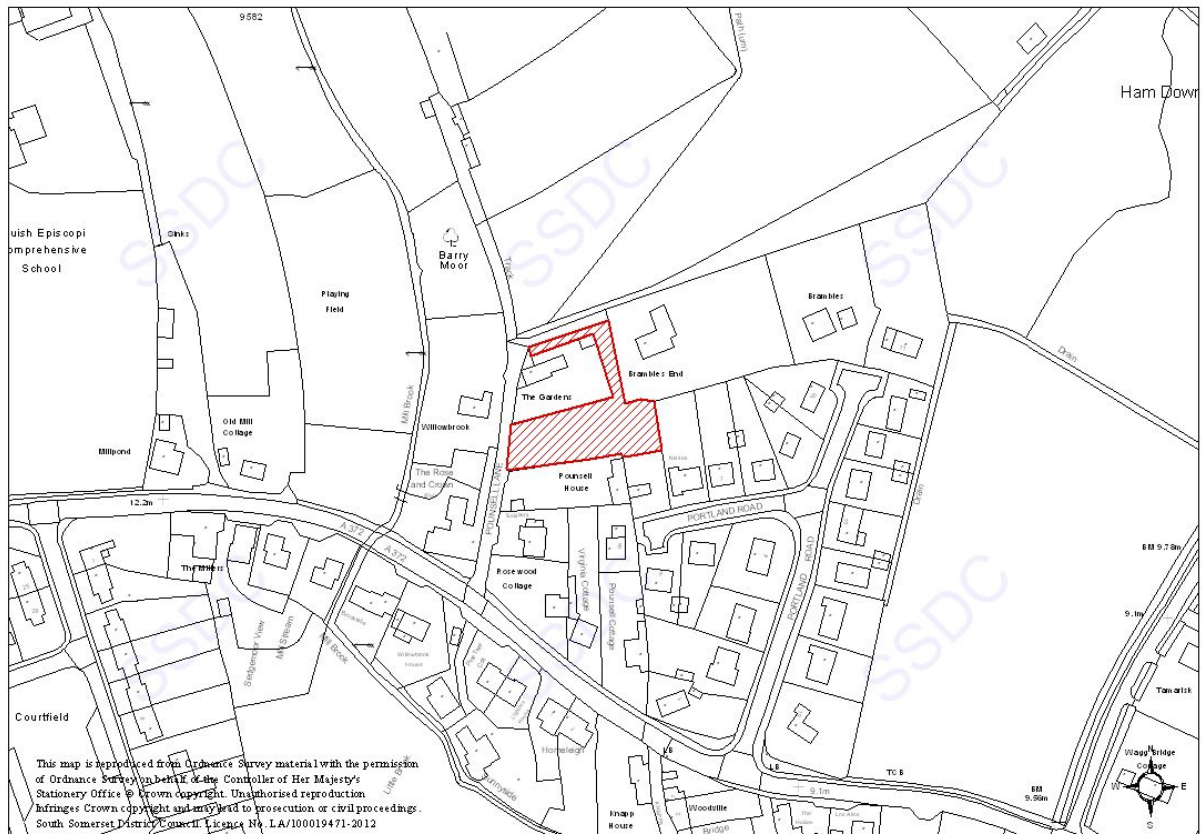
Officer Report on Planning Application: 12/00374/FUL

Proposal :	Conversion of a single 6 bedroom house into two 3 bedroom houses (GR: 343081/126680)
Site Address:	Pegasus, Pounsell Lane, Huish Episcopi
Parish:	Huish Episcopi
LANGPORT AND HUISH Ward (SSDC Member)	Cllr Roy Mills
Recommending Case Officer:	Lee Walton Tel: (01935) 462324 Email: lee.walton@southsomerset.gov.uk
Target date :	28th March 2012
Applicant :	Mrs Margaret Astridge
Agent: (no agent if blank)	Smith Planning & Design Limited Wayside, Fivehead, Taunton TA3 6PQ
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

This application has to be determined by committee as the officer's recommendation is contrary to the view of the Highway Authority with regards to highway safety.

SITE DESCRIPTION AND PROPOSAL



The application site is within development limits and was formerly a pair of cottages that appear to have been converted to one dwelling in 1973. The dwelling is stood back from the lane with parking at the front and a long garden. The cottage has natural stone elevations.

The proposal seeks conversion of a 6 bedroom house into 2(no.) 3 bedroom houses. The application does not seek any external alterations. The only internal change is blocking up of one internal opening at ground floor level.

HISTORY

96704 Conversion of two cottages into one and erection of garage and alteration of existing access. Approved 4.10.73

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.

For the purposes of determining current applications the local planning authority accords significant weight to the saved policies of the Somerset and Exmoor National Park Joint Structure Plan Review, and the saved policies of the South Somerset Local Plan.

The policies of most relevance to the proposal are:

Save policies of the Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011:

Policy STR1 - Sustainable Development

Policy STR5 Development Inside Towns, Villages and Rural Centres.

Save policies of the South Somerset Local Plan:

Policy ST1 - Rural Centres

Policy ST5 - General Principles of Development

Policy ST6 - The Quality of Development

National Guidance

PPS3 Housing

South Somerset Sustainable Community Strategy

Goals 7, 8 and 9

CONSULTATIONS

HUISH EPISCOPI PARISH COUNCIL - No objection.

COUNTY HIGHWAY AUTHORITY - I recommend refusal on highway safety grounds. Visibility where Pounsell Lane meets the A372 is substandard. Splays based on coordinates of 2.4m x 90m to the nearside carriageway edge in each direction is considered appropriate and essential but clearly not available.

The junction of Pounsell Lane and Langport Road is substandard in terms of width, and

to enable traffic to pass each as to avoid conflicting movements on the adjoining A372. Pounsell Lane, should have a minimum width of 5m over the first 10m of its length.

AREA ENGINEER - No comment

RIGHTS OF WAY - No observations.

REPRESENTATIONS

A site notice (General Interest) was posted on site and 7 Neighbour notification letters issued. One letter in support of the proposal has been received.

CONSIDERATIONS

There is no objection in principle to the subdivision of the dwelling and accordingly the main considerations concern character and appearance, neighbour amenity and highway safety.

Character and Appearance

There are no external alterations proposed to divide the current property to form an additional dwelling with the exception of the boundary treatment.

Neighbour Amenity

Existing openings remain. Given the location and relationship to adjacent occupants it is considered that there will be no additional loss of privacy.

Highway Safety

Notwithstanding that the proposal seeks an additional dwelling in this location, the proposal will result in smaller households, through the subdivision of a larger dwelling whose planning history indicates that before 1973 there were two separate traditional cottages in place.

Six properties are served by the junction with the main road. It is considered that for all practical purpose there will be no significant increase in the level of traffic using the admittedly substandard junction and on this basis no significant increase in terms of the highway safety concerns. On this basis and given that there are no other conflicting policy objectives the planning officer is supportive of the proposal

RECOMMENDATION

GRANT CONDITIONAL PERMISSION

JUSTIFICATION

The proposal to subdivide the existing dwelling and return to two cottages as existed before 1973 by reason of their size, and the lack of external alteration represents an appropriate addition to the housing stock, respects the character of the area, causes no demonstrable harm to residential amenity and notwithstanding the highways safety objection would not give rise to an undue increase in traffic, in accordance with the aims and objectives of policies ST2 and ST6 of the South Somerset Local Plan.

SUBJECT TO THE FOLLOWING:

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 be carried out in accordance with the following approved plans: Location Plan and 12/1232/01 received 31 January 2012, and Site plan received 1 February 2012

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

03. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), there shall be no extensions to the dwellings without the prior express grant of planning permission.

Reason: To enable the Local Planning Authority to retain control over the dwellings and to avoid an increase in scale in the interests of highway safety, further to policy 49 of the Somerset and Exmoor National Park Joint Structure Plan and policy ST5 of the South Somerset Local Plan.
