

Area North Committee – 26 March 2014

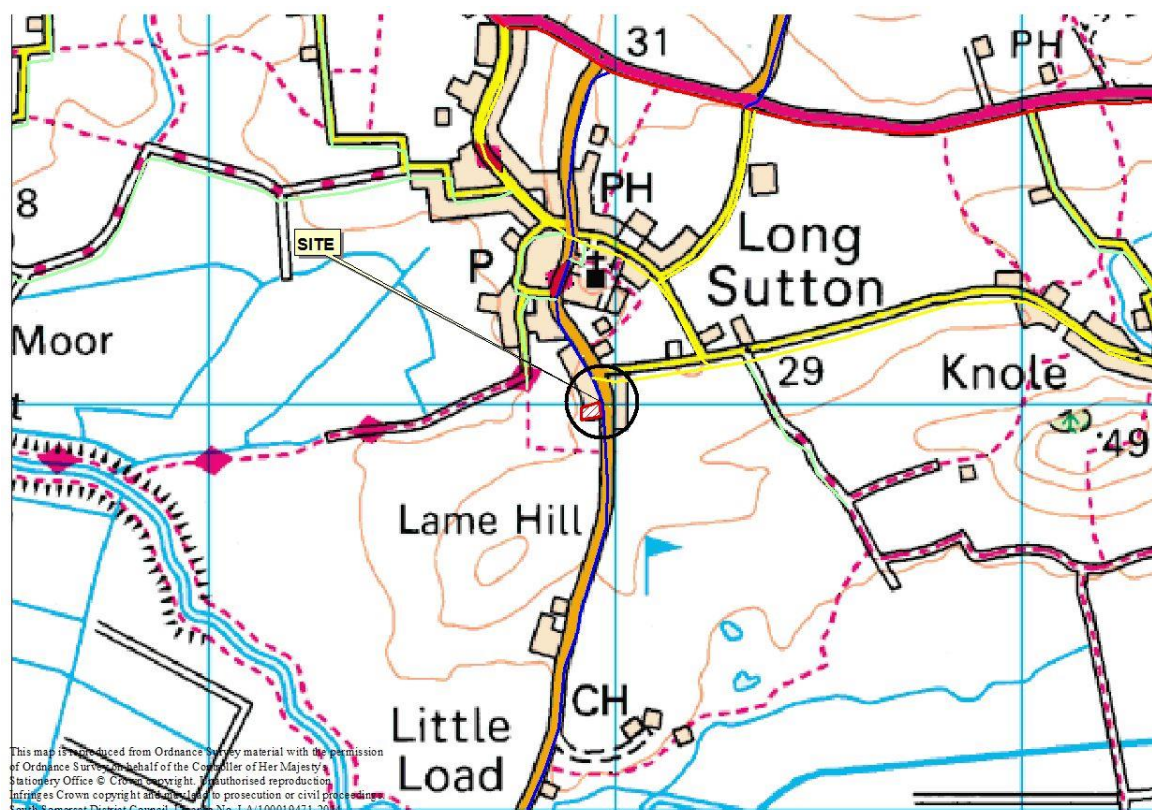
Officer Report On Planning Application: 14/00227/FUL

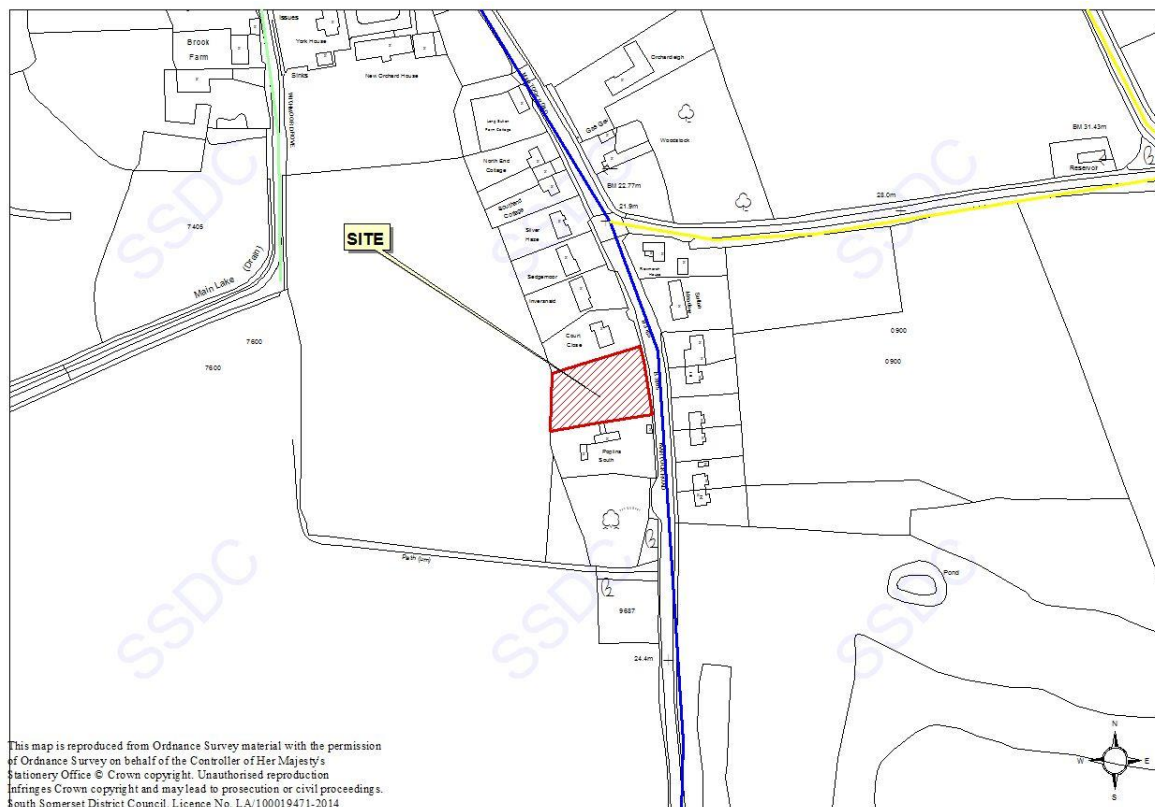
Proposal :	Proposed demolition of existing bungalow, formation of new vehicular access and erection of 2no dwellings (Revised application 13/00837/FUL) (GR 346935/124971)
Site Address:	Poplins Barton, Martock Road, Long Sutton.
Parish:	Long Sutton
TURN HILL Ward (SSDC Member)	Cllr Shane Pledger
Recommending Case Officer:	Nicholas Head Tel: (01935) 462167 Email: nick.head@southsomerset.gov.uk
Target date :	13th March 2014
Applicant :	Mr P Mepham
Agent: (no agent if blank)	Mr F Della Valle, Della Valle Architects Ltd, Lake View, Charlton Estate, Shepton Mallet BA4 5QE
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

The Area Chair (who is also the Ward Member) is involved in the construction of the approved scheme and this revised proposal.

SITE DESCRIPTION AND PROPOSAL





The site is located at the southern end of the village, on the west side of Martock/Somerton Road, 100m from the intersection with Knole Causeway.

The site currently accommodates a single storey reconstituted stone dwelling, to be demolished as part of a redevelopment of the site for two dwellings (approved permission 13/00837/FUL). The existing dwelling shares a plot and vehicular access with a stone single storey dwelling, to the south of the bungalow. This latter dwelling is in separate ownership, and the plot is being divided to give separate access to the separately owned properties. A new access is therefore included within the proposals to provide for the two new dwellinghouses. The site is within the defined development area, and slopes gently to the west from the highway. There are other dwellings nearby - across the road and to the north of the site - but the western boundary gives onto open fields.

Permission was granted for the demolition of the bungalow and its replacement with two double-storey houses (13/00837/FUL), and development has commenced on site. The applicant seeks to make minor changes to the scheme - the enlargement of the ground floor along the western side of both houses. This will increase the footprint of each house by 12 sq m, and provide an enlarged upper floor terrace opening out of bedrooms.

HISTORY

13/00837/FUL - The demolition of existing bungalow, formation of new vehicular access, and erection of 2no dwellings - permitted with conditions, May 2013.

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

decisions 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 considers that the relevant development plan comprises the saved policies of the South Somerset Local Plan.

The policies of most relevance to the proposal are:

Saved policies of the South Somerset Local Plan (April 2006):

Policy ST3 - Development Areas
 Policy ST5 - General Principles of Development
 Policy ST6 - The Quality of Development
 Policy EC3 - Landscape Character
 Policy EU4 - Water Services

National Planning Policy Framework (March 2012):

Chapter 3 - Supporting a Prosperous Rural Economy
 Chapter 6 - Delivering a Wide Choice of High Quality Homes
 Chapter 7 - Requiring Good Design
 Chapter 11 - Conserving and Enhancing the Natural Environment

Policy-related Material Considerations

South Somerset Sustainable Community Strategy

Goal 3 - Healthy Environments
 Goal 4 - Services and Facilities
 Goal 8 - High Quality Homes

Somerset County Council Parking Strategy, March 2012 and September 2013.
 Somerset County Council Highways Standing Advice, June 2013.

CONSULTATIONS

Parish Council: The PC supports the application.

Highways Authority: Standing Advice applies.

SSDC Landscape Officer: The comments on the original scheme are referred to; no objection is raised, provided that the agreed landscaping scheme is implemented.

Wessex Water: No objection is raised, but advice is provided on water supply and sewerage issues.

REPRESENTATIONS

None received.

CONSIDERATIONS

Principle of Development

The proposal represents a minor change to an approved development. The principle of development is therefore accepted.

Visual and Landscape Impact

The changes to the approved scheme are minor, and not considered to have any harmful impact on the setting.

Impact on Amenity

The proposed changes extend the upper storey terraces towards each other. However, screening is provided, and it is not considered that any unacceptable overlooking would result.

Highways Issues

In considering the original application, the Highways Authority recommended refusal of the application, as the visibility splays at the access were considered to be unsafe. The case officer commented as follows:

The highway authority has stated that due to the proximity of the site to a 60mph zone visibility of 2.4m x 43m to the north and 2.4m x 70m to the south should be provided. The agent has advised that it is only possible to achieve visibility of 39 metres to the south and 44 metres to the north. As such the level of visibility that can be achieved to the south is approximately 31 metres less than the highway authority has requested. The agent has argued that the site is 30 metres further into the 30mph zone than the highway authority has stated and that existing rumble strips alert drivers of the speed limit. He also refers to a recent decision approving a site on 30/60mph transition. However, the site referred to can achieve 90 metres of visibility to the south (towards the 60mph zone), which the highway authority consider to be satisfactory. It is not considered that the difference of 30 metres (between the 100 metres quoted by the highway officer and the 130 metres quoted by the agent) and the presence of rumble strips on the road, is sufficient reason to outweigh the highway objection on this relatively busy 'B' road.

In considering the matter, the Committee resolved to approve the application contrary to the advice of the Highway Authority and the Case Officer. The current application does not alter the access arrangements, and therefore the proposal is treated as being acceptable, and the highways issue is not raised as a reason for refusal.

EIA Regulations

Not relevant.

Conclusion

The minor changes to the western elevations of the two houses are not considered to have any significant impact on the approved scheme, either visually or in terms of residential amenity. No change has been made to the highways or any other aspect of the approved scheme, and the proposal is accordingly recommended for approval, subject to conditions as previously.

S.106 AGREEMENT

Not relevant.

RECOMMENDATION

Grant permission for the following reason:

01. The minor changes to the approved scheme 13/00837/FUL, by reason of their design, scale and materials, respect the character and appearance of the area, and cause no harm to residential amenity, in accordance with the aims and objectives of the NPPF and Policies ST5 and ST6 of the South Somerset Local Plan, 2006.

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be carried out in accordance with the following approved plans: F1111/100E, F1111/101G and F1111_102.

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

02. The materials and other details approved in the letter ref. 13/04197/DOC (discharging conditions of the planning permission 13/00837/FUL) and as subsequently shown on the submitted plans referred to in Condition 2 above, shall be fully implemented unless agreed otherwise in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the area in accordance with saved policies ST5 and ST6 of the South Somerset Local Plan.

03. The first floor windows and roof lights on the south elevation of plot 1 and the north elevation of plot 2 shall be obscurely glazed and of restricted opening, in accordance with the details approved in the letter ref. 13/04197/DOC (discharging conditions of the planning permission 13/00837/FUL). Once implemented, in accordance with the approved details, the windows shall be retained and maintained in this fashion in perpetuity, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the privacy of neighbouring occupiers in accordance with policy ST6 of the South Somerset Local Plan.

04. The privacy screens for the balconies shall be erected in accordance with the details indicated on the submitted plans ref. F1111/100E and F1111/101G prior to the first occupation of the dwellings and shall be maintained and retained in perpetuity unless otherwise agreed in writing with the LPA.

Reason: To ensure the privacy of the occupiers of the dwellings hereby approved in accordance with policy ST6 of the South Somerset Local Plan.

05. The scheme of landscape planting approved in the letter ref. 13/04197/DOC (discharging conditions of the planning permission 13/00837/FUL), and as shown on the submitted plan ref. F1111/101G, shall be fully implemented in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner. 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: To safeguard the character and appearance of the area and the surrounding landscape in accordance with saved policies EC3, ST5 and ST6 of the South Somerset Local Plan.

Informatives:

01. The applicant's attention is drawn to the advice of Wessex Water, in their letter of 24 January 2014, which can be viewed on the application file on the Council's website.
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