

Area North Committee – 25 June 2014

Officer Report On Planning Application: 14/01206/FUL

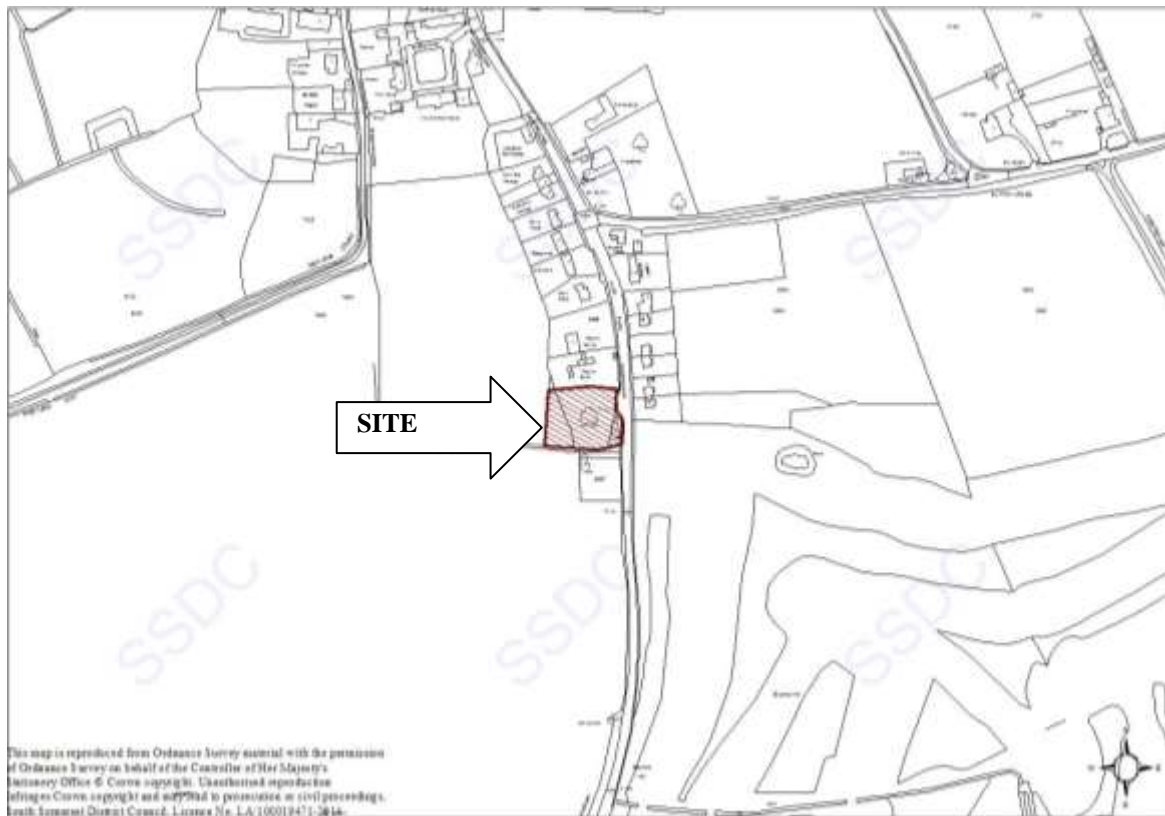
Proposal :	Erection of 2 detached dwelling houses (GR346949/124920).
Site Address:	Land South Of South Barton, Martock Road, Long Sutton.
Parish:	Long Sutton
TURN HILL Ward (SSDC Member)	Cllr Shane Pledger
Recommending Case Officer:	Alex Skidmore Tel: 01935 462430 Email: alex.skidmore@southsomerset.gov.uk
Target date :	14th May 2014
Applicant :	Mr Nicholas Gould
Agent: (no agent if blank)	
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

This application for two dwellings is outside settlement limits and is referred to committee as a departure from the saved policies of the local plan.

SITE DESCRIPTION AND PROPOSAL





This application is seeking full planning permission to erect two, two-storey detached dwellinghouses.

The application site is greenfield land located outside but immediately adjacent to the defined development area for Long Sutton. The plot fronts on to Martock Road (Class B road) with housing opposite and to the north and backs on to open countryside to the west. The land to the south, which is also outside development limits, is undeveloped but has extant permission (10/05132/FUL) to erect three affordable houses. A public footpath passes between this site and that to the south. The site was, until quite recently, covered in fairly dense planting but has since been cleared of almost all the planting and only two trees now remain. Whilst the site is relatively flat and level with development to the north and east and the development to the south it drops away to the west and is quite exposed to views from the wider countryside in this direction.

HISTORY

No recent relevant history

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.

The development plan comprises the South Somerset Local Plan and the policies of most relevance to the proposal are:

ST3 - Development Areas
 ST5 - General Principles of Development
 ST6 - The Quality of Development
 EC3 - Landscape Character
 EC7 - Networks of Natural Habitats
 EC8 - Protected Species
 EU4 - Water Services

National Planning Policy Framework:

Part 4 - Promoting sustainable transport

Part 6 - Delivering a wide choice of high quality homes

Part 7 - Requiring good design

Part 10 - Meeting the challenge of climate change, flooding and coastal change

Part 11 - Conserving and enhancing the natural environment

CONSULTATIONS

Long Sutton Parish Council: Support the application subject to the withdrawal of permitted development rights and an appropriate landscaping scheme.

County Highways: Referred to their standing advice which sets out the following requirements:

- Visibility splays of 43m in either direction measured 2.4m back from the edge of the carriageway;
- Entrance gates to open inwards and set back a minimum of 5 metres from the carriageway edge;
- A minimum level of on-site parking of 3.5 parking spaces plus additional space for turning for each dwelling.

County Rights of Way: No objections.

Natural England: Raised no objection and noted the obligations of the LPA in relation to protected species, local wildlife sites, biodiversity enhancements and landscape enhancements.

Landscape Officer: Raised no landscape issues with the principle of development on this site given its close correspondence with existing village form and its location inside an established hedgerow that effectively demarcates the settlement edge. On a matter of detail I would advise that the rear boundary is not 1.8m high close board fencing, which presents a hard edge to the surrounds, but instead is demarcated by hedgerow planting.

REPRESENTATIONS

None.

CONSIDERATIONS

This application is seeking full planning permission to erect two detached, two-storey detached dwellings and includes the formation of two new accesses to serve each of the dwellings.

Principle:

The application site is located outside but immediately adjacent to the development area for Long Sutton as defined by the South Somerset Local Plan where, under the requirements of Policy ST3, new residential development is usually strictly controlled. Beyond this it should be acknowledged that the 2006 plan is now out of date and only those policies that are compliant with the aims of sustainable planning as set out within the NPPF have been saved. Whilst the emerging local plan has yet to be adopted Policy SS2 has not been queried by the local plan inspector or challenged in the course of the local plan suspension and is not due for debate during the local plan inquiry scheduled to take place on 10-13 June of this month. Accordingly for the purpose of this application it is considered that the general thrust of Policy SS2 and the NPPF's support for sustainable development should be balanced against the historic interpretation of Policy ST3 which weighs heavily against unwarranted development outside settlement boundaries.

Given these circumstances, the proposal to construct two dwellings should be considered on its own merits. From a sustainability perspective there is a pavement on the east side of Martock Road opposite the site which links into the centre of the village where services such as a village primary school, hall, shop and pub can be found within an easy walking distance of the site. The site physically abuts the development area with existing built development immediately to the north and east. Whilst the land immediately to the south is currently undeveloped there is extant permission (granted March 2013) to erect three affordable homes on this site. The current application site is not considered to be an important gap within the streetscene and its development raises no substantive landscape or visual amenity concerns. On this basis the proposed infill development is considered to represent a sustainable form of development that raises no other significant harm and to therefore be acceptable in principle.

Visual amenity

Given the close relationship of the site with the existing built form to the north and east the principle of developing this site raises no strong landscape objection. Overall given the proposed layout, orientation, size and design of the houses the scheme is considered to be in keeping with surrounding development. A number of amendments have been made to address concerns raised in relation to some of the detail of the scheme including revising the south boundary treatment to a hedge and the west boundary treatment to a low post and rail fence, in place of a high close-board fence. It is considered that provided an appropriate landscaping scheme is secured through a condition the development does not raise any significant visual amenity concerns.

Residential amenity:

Bearing in mind the position of the proposed houses, broadly in line with the existing houses to the north, their size and orientation they should not result in any significant loss of light or overbearing concerns. No first floor openings have been proposed within the north (side) elevation of Plot 2, which faces on to neighbouring land, as such the development raises no substantive loss of privacy or other residential amenity concerns.

Highway safety:

The scheme broadly accords with the highway authority's standing advice in that the level of visibility for emerging vehicles meets their 43m visibility splay requirement and incorporates onsite parking for four cars along with turning for each house. It is noted that the entrance gates are set only 4.5m back from the edge of the carriageway and so do not quite meet the 5m rule, however, this matter can be addressed satisfactorily by condition without adversely affecting the scheme. On this basis the proposal is not considered to be prejudicial to highway safety.

Conclusion:

Notwithstanding the location of the site outside defined development limits, by virtue of its close physical relationship to existing built form and easy walking distance to nearby services it is considered to meet the aims of sustainable development as set out within the NPPF. For the reasons set out above, the development raises no substantive landscape, visual or residential amenity concerns and is not considered to be prejudicial to highway safety, in accordance with Policies ST5, ST6 and EC3 of the South Somerset Local Plan, and is therefore recommended for approval.

RECOMMENDATION

Grant permission for the following reason:

The proposed dwelling represents an appropriate and sustainable form of development which will contribute to the council's housing supply without demonstrable harm to visual or residential amenity or being prejudicial to highway safety and therefore accords with the aims and objectives of the National Planning Policy Framework and saved policies ST5, ST6 and EC3 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 received 18/03/2014;
- drawing number 4215 (P) 08A received 17/03/2014; and
- drawings numbered 4215 (P) 02B, 4215 (P) 03B, 4215 (P) 04B, 4215 (P) 05B, 4215 (P) 06B, 4215 (P) 07B and 4215 (P) 09 received 25/04/2014.

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

03. No works shall be carried out unless particulars of the following have been submitted to and approved in writing by the Local Planning Authority;

- a) particulars of the materials (including the provision of samples where appropriate) to be used for all external walls, roofs and chimneys;
- b) full details of all new walls and boundary walls, including the materials, coursing, bonding, mortar profile, colour and texture, to be provided in the form of a sample panel to be made available on site;
- c) details of the recess, design, materials and external finish for all external doors, windows, boarding and openings, including detailed sectional drawings where appropriate;
- d) details of lintels to all external openings;
- e) details of all roof eaves, verges and abutments, including detailed section drawings, and all new guttering, down pipes and other rainwater goods, and external plumbing;
- f) details of all gates, fences and the surface material for the parking and turning area.

Reason: In the interest of visual amenity to accord with Policy ST6 of the South Somerset Local Plan.

04. The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels. All planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and 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: In the interests of visual amenity in accordance with Policies ST5 and ST6 of the South Somerset Local Plan.

05. The development hereby permitted shall not be commenced unless details of the internal ground floor levels of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

06. There shall be no obstruction to visibility greater than 300 millimetres above adjoining road level within the splay areas shown on drawing number 4215 (P) 09 received 25/04/2014. Such visibility splays shall be fully provided before works commence on the development hereby permitted and shall thereafter be maintained at all times.

Reason: In the interest of highway safety to accord with Policy ST5 of the South Somerset Local Plan.

07. Before the dwellings hereby permitted are first occupied, the access over the first 5m of its length shall be properly consolidated and surfaced in tarmac, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to comply with Policy ST5 of the South Somerset Local Plan.

08. Before the dwelling is occupied and the access is first brought into use, provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto any part of the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority and thereafter maintained in this fashion at all times.

Reason: In the interests of highway safety and to comply with Policy ST5 of the South Somerset Local Plan.

09. The area allocated for parking and turning on the submitted plan, drawing number 4215 (P) 02B received 25/04/2014, shall be kept clear of obstruction and shall not

be used other than for parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interest of highway safety to accord with Policy ST5 of the South Somerset Local Plan.

10. Any entrance gates shall be hung to open inwards and set back a minimum distance of 5m from the highway at all times.

Reason: In the interests of highway safety and to comply with Policy ST5 of the South Somerset Local Plan.

11. Prior to the development hereby approved being first brought into use the first floor windows within the north elevation of Plot 1 and the south elevation of Plot 2 shall be fitted with obscure glass and shall be permanently retained and maintained in this fashion thereafter.

Reason: In the interest of residential amenity to accord with Policy ST6 of the South Somerset Local Plan.

12. 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), no additional windows, including dormer windows, or other openings (including doors) shall be formed above ground floor level within the north or south elevations of the dwellings hereby permitted without the prior express grant of planning permission.

Reason: In the interest of residential amenity to accord with Policy ST6 of the South Somerset Local Plan.
