

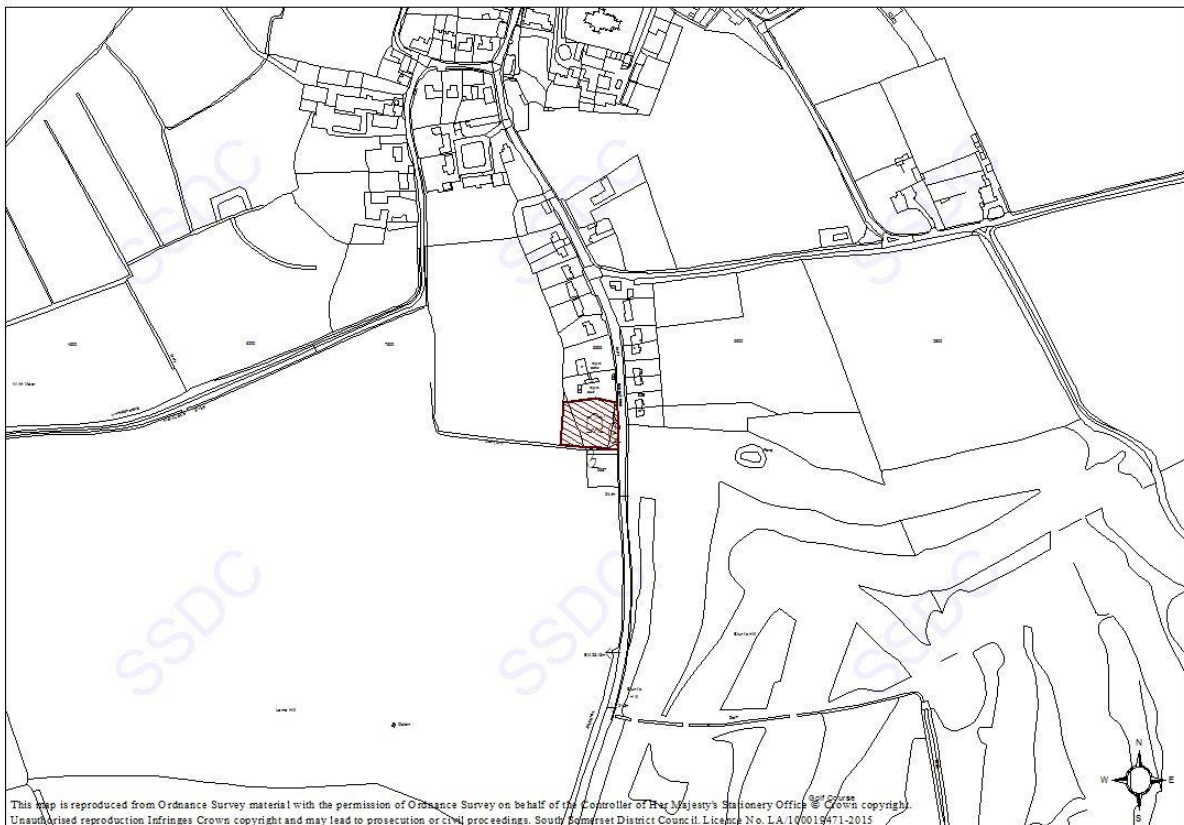
Officer Report On Planning Application: 15/04998/S73A

Proposal :	Application to vary condition No. 02 (approved plans) of 14/05217/FUL for change in roof material. (GR 346949/124920)
Site Address:	Land South Of South Barton, Martock Road, Long Sutton.
Parish:	Long Sutton
TURN HILL Ward (SSDC Member)	Cllr S Pledger
Recommending Case Officer:	Alex Skidmore Tel: 01935 462430 Email: alex.skidmore@southsomerset.gov.uk
Target date :	1st January 2016
Applicant :	Mr & Mrs Sean & Betty-Jane Cox & Jeremy & Jane Lane
Agent: (no agent if blank)	Della Valle Architects, Mr R Rowntree, Lake View, Charlton Estate, Shepton Mallet BA4 5QE
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

The application has been referred to Area North Committee in view of the fact that the owner of the site is the Ward Member and Area Chair.

SITE DESCRIPTION AND PROPOSAL





This application is seeking to amend the scheme approved last year under application 14/05217/FUL which permitted the erection of two, two-storey detached dwellings on this site and which are now under construction.

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

15/04870/NMA: Application for a non-material amendment to planning application 14/05217/FUL for the replacement of two-storey entrance gable on plot 1 with a single storey porch. Permitted.

14/05217/FUL: Erection of two dwellings (revised application of 14/01206/FUL). Permitted.

14/01206/FUL: Erection of two detached dwellings. Permitted.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12,

and 14 of the NPPF states that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that the adopted development plan comprises the policies of the South Somerset Local Plan 2006 2028 (adopted March 2015).

Policies of the South Somerset Local Plan (2006-2028)

SD1 - Sustainable Development

SS2 - Rural Settlements

TA5 - Transport Impact of New Development

TA6 - Parking Standards

EQ2 - General Development

National Planning Policy Framework

Part 4 - Promoting sustainable transport

Part 7 - Requiring good design

Part 8 - Health communities

Part 11 - Conserving and enhancing the natural environment

CONSULTATIONS

Long Sutton Parish Council: No comments received at the time of writing this report and as such any comments received will be reported verbally to the committee.

County Highways: No objection

REPRESENTATIONS

None at the time of writing this report, should any comments be received they will be reported verbally to the committee.

CONSIDERATIONS

This application follows the granting of permission for the erection of two, two-storey houses on this site last year and is seeking to amend the approved plans condition to amend the roof materials for Plot 1.

Under the original scheme both plots were to be constructed from local natural stone but Plot 2 was to use reclaimed double roman tiles for the roof and Plot 1 natural slate. The application is seeking to amend the approved plans so that both plots are constructed from matching reclaimed double roman roof tiles. It is noted that the neighbouring properties both opposite the site and to the side all have tiled roofs. The change will not result in any watering down of the overall quality of the appearance of this house or be out of keeping within the established street scene and as such is considered to be acceptable and this amendment is recommended for approval.

RECOMMENDATION

Grant consent for the following reasons:

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 policies SD1, SS2, TA5, TA6 and EQ2 of the South Somerset Local Plan and the provisions of the National Planning Policy Framework.

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be begun before the expiration of three years from the date of the original planning permission (14/05217/FUL), i.e. before 30 January 2018.

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 drawings numbered F1223/001F, F1223-100F, F1223-101F, F1223-150C and F1223-151A.

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

03. With the exception of the roofing materials for plot 1 all external roof and wall material details, natural stonewall details, lintel, roof eaves, verges, rainwater goods, gates, fences and surface materials for the parking and turning shall be as agreed under discharge of condition application 15/00915/DOC.

Reason: In the interest of visual amenity to accord with Policy EQ2 of the South Somerset Local Plan.

04. All planting, seeding, turfing or earth moulding comprised in the scheme of landscaping detailed on drawing number F1223/001F shall be carried out in the first planting and seeding season following the first 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 to accord with policy EQ2 of the South Somerset Local Plan.

05. The internal ground floor levels of the dwellings hereby permitted shall accord with the details set out on drawing number F1223/001F, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of visual amenity to accord with policy EQ2 of the South Somerset Local Plan.

06. There shall be no obstruction greater than 300mm above adjoining road level 4.0m back and parallel over the entire site frontage. 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 TA5 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 TA5 of the South Somerset Local Plan.

08. Before the dwellings are occupied and the access is first brought into use, the drainage measures to prevent the discharge of surface water onto any part of the highway, as agreed under discharge of condition application 15/00915/DOC, shall be fully implemented and thereafter maintained in this fashion at all times, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of highway safety and to comply with Policy TA5 of the South Somerset Local Plan.

09. The area allocated for parking and turning on the approved plans 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 TA6 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 TA5 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 elevations of the dwellings hereby permitted 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 EQ2 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 EQ2 of the South Somerset Local Plan.
