

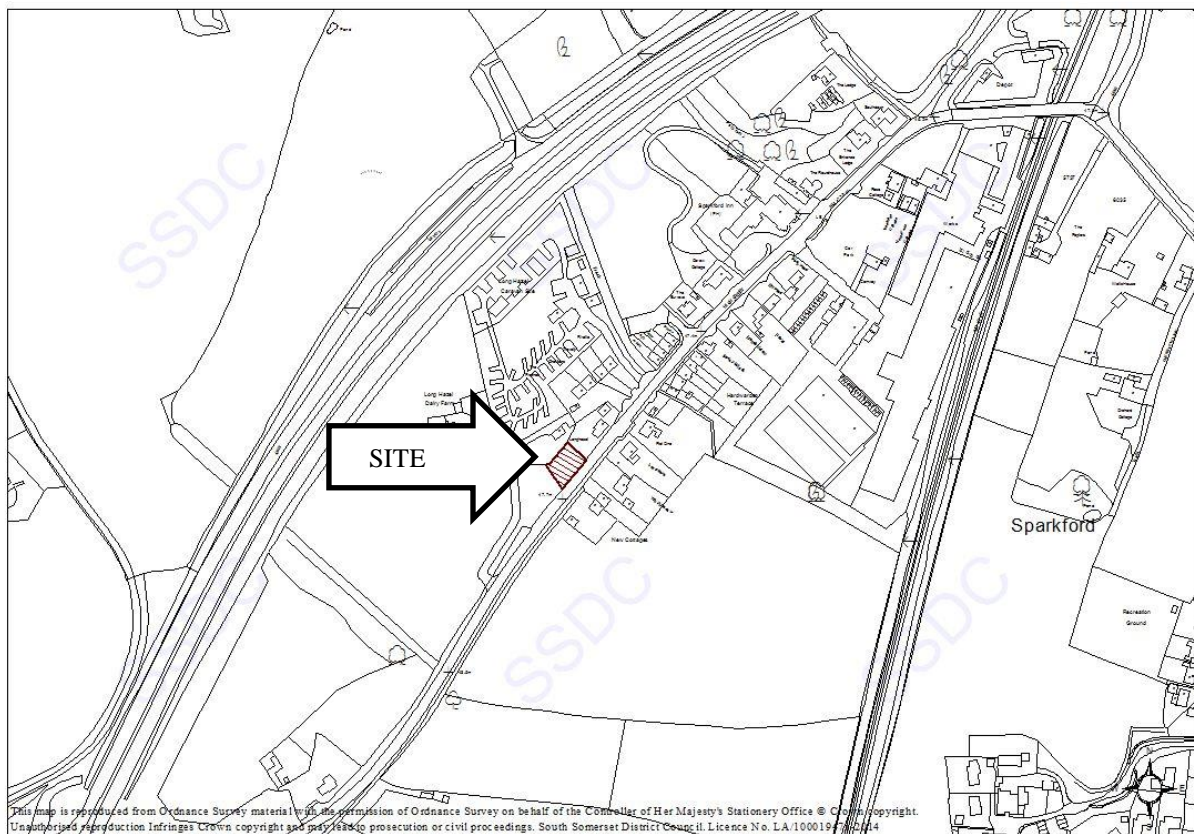
Officer Report on Planning Application: 14/02481/OUT

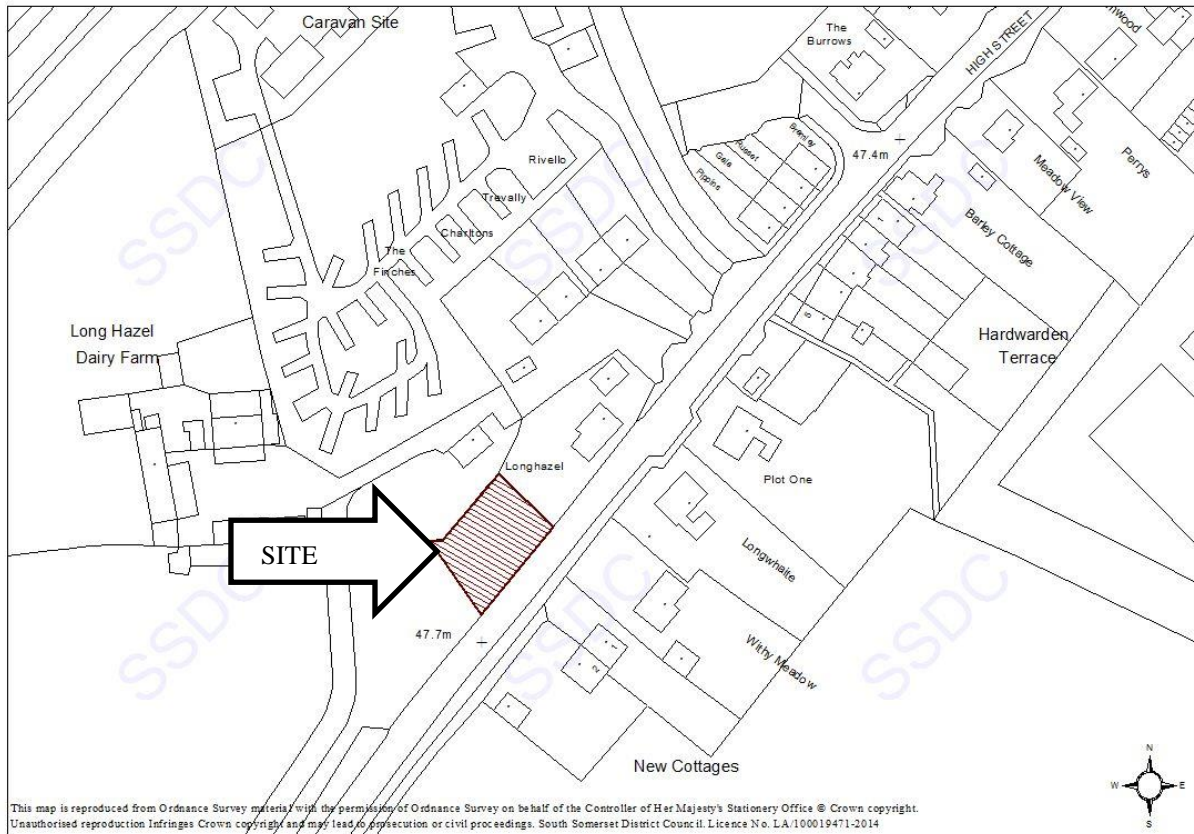
Proposal :	Erect detached dwelling and form new access. (GR 360239/126200)
Site Address:	Land adjoining Longhazel, Sparkford, Yeovil.
Parish:	Sparkford
CAMELOT Ward (SSDC Member)	Cllr M. Lewis
Recommending Case Officer:	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
Target date :	1st August 2014
Applicant :	Mr & Mrs Clive Wakefield
Agent:	Mrs Janet Montgomery, Wessex House, 8 High Street, Gillingham, SP8 4AG
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

This application for residential development is recommended for approval as a departure from saved policy ST3 of the South Somerset Local Plan which seeks to constrain development within Development Areas. However, the adopted local plan is increasingly out-of-date and policy ST3 is not consistent with the NPPF, as it is overly restrictive particularly in light of Paragraphs 54 and 55 of the NPPF, which aim to facilitate appropriate and sustainable housing to meet local need. Accordingly the application is referred to committee to enable the justification for the development to be considered, and in light of objections raised locally.

SITE DESCRIPTION AND PROPOSAL





This application seeks outline permission for the erection of a detached dwelling and the formation of a new access, with all matters reserved for future consideration. The site consists of an area of land in apparent garden use, adjacent to a two storey detached house, finished in natural stone, with white UPVC window frames and a clay tiled roof. The site is broadly level, laid to grass, and surrounded by mature vegetation and various styles of fencing. The site is located outside of, but immediately adjacent to, the Sparkford development area as defined by the local plan. The site is close to various residential properties and open countryside.

Indicative plans show the erection of a detached two storey dwelling in the south-western corner of the plot, with the formation of a new access from High Street between the proposed dwelling and the existing dwelling known as Longhazel.

HISTORY

892678 - Outline: dwellinghouse and garage - Refused 15/11/1989

881075 - Outline: erection of a house - Refused 22/06/1988

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 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 (Adopted April 2006):

ST2 - Villages
ST3 - Development Area
ST5 - General Principles of Development
ST6 - The Quality of Development
EU4 - Drainage

National Planning Policy Framework

Chapter 6 - Delivering a Wide Choice of High Quality Homes
Chapter 7 - Requiring Good Design

South Somerset Sustainable Community Strategy

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

CONSULTATIONS

Sparkford Parish Council - Object to the application on the following grounds:

- Building in back gardens should not be endorsed.
- The plot is long and narrow access could be a problem.
- The village is inundated with planning applications and the infrastructure cannot cope.
- The house looks to be crammed into a small space.
- The proposal will not help unresolved drainage problems in the village.
- The proposal is outside the building line and the five year land supply issue referred to by the applicant has been addressed by SSDC. Previous approvals do not set a precedent and the proposal does nothing for the village.

County Highway Authority - Refers to standing advice, which requires visibility splays of 2.4 x 43 metres in each direction and an appropriate level of turning and visibility.

SSDC Landscape Architect - Notes the residential context of the land and its current residential use, and therefore raises no issues.

Wessex Water - Notes that new water supply and waste water connections will be required from Wessex Water and advises on how these can be obtained. States that separate systems of drainage will be required to serve the proposed development and that no surface water connections will be permitted to the foul sewer system.

REPRESENTATIONS

None received.

CONSIDERATIONS

History and Principle of Development

Applications were made in 1988 and 1989 to develop the land in question for a single dwelling

house. Both applications were refused. The latter was refused on the grounds that it would represent an undesirable extension to the village of Sparkford in ribbon form that would be detrimental to visual and rural amenity, and harmful to the character of the area. However, the planning policy context in 1988 and 1989 was completely different to the current policy context, and as such the previous refusals are not considered to be a material consideration for the current scheme.

The proposed dwelling is located outside the defined development area of Sparkford, on an existing garden (greenfield site), and therefore in a position where development is normally strictly controlled by policy ST3 of the South Somerset Local Plan.

However, it should be noted that the policy framework provided by the extant Local Plan (1991 - 2011) is increasingly out-of-date, with certain policies not in accordance with the National Planning Policy Framework. The proposal is contrary to Policy ST3, however Policy ST3 is not consistent with the NPPF, as it is overly restrictive particularly in light of Paragraphs 54 and 55 of the NPPF, which aim to facilitate appropriate and sustainable housing to meet local need.

In this case it is noted that Sparkford is one of the more sustainable rural settlements in the district, having a variety of services and employment opportunities. Therefore, notwithstanding the concerns of the parish council in relation to principle, the location is considered to be a sustainable location for the proposed single dwelling in accordance with the aims and provisions of the NPPF, and the thrust of saved local plan policies.

Highways

The highway authority was consulted as to the impact of the scheme on the local highway network. They referred to their standing advice. As the application is outline with all matters reserved, including access, the development is difficult to assess against the standing advice at this stage. Nevertheless there is no reason to assume that the requirements of the standing advice and the Somerset Parking Strategy cannot be achieved on site. The parish have raised a concern that narrow access could be a problem. However, as discussed above, access is a reserved matter, and there is no reason to assume, on the basis of the information provided, that a satisfactory means of access cannot be achieved. This would be fully assessed at the reserved matters stage.

Visual Amenity

The site is located on greenfield land towards the edge of the current settlement. As such the SSDC Landscape Architect was consulted as to the impact on the visual amenity of the area. The landscape architect noted that the site is contained within a residential context, and is currently used for residential purposes. As such he had no landscape issues to raise.

The parish has stated that building in back gardens should not be endorsed. However, the proposed building is clearly not in the back garden of the existing property, being very clearly to the side. They are also concerned that the proposal appears crammed into a small size. However, the proposed plot is not unreasonably small to accommodate a single dwelling, and the scale and layout of the development are reserved matters.

Therefore, subject to a satisfactory detailed design at the reserved matters stage, the proposal is considered to have no adverse impact on visual amenity in compliance with policies ST5 and ST6 of the South Somerset Local Plan.

Residential Amenity

It is considered that a single dwelling could be accommodated on site without causing demonstrable harm to the residential amenity of adjoining occupiers.

Therefore, subject to a satisfactory detailed design at the reserved matters stage, the proposal is considered to have no adverse impact on residential amenity in compliance with policies ST5 and ST6 of the South Somerset Local Plan.

Other Matters

The parish are concerned that the village is inundated with applications for residential development and the infrastructure may not cope. However, no concerns have been raised by technical consultees in regards to the provision of infrastructure, and the parish have provided no evidence that any infrastructure is at maximum capacity. They have specifically raised a concern regarding drainage, but Wessex Water has been consulted and raised no concerns.

Conclusion

Accordingly the proposal is considered to be acceptable in this location, and to cause no significant adverse impact on the character of the landscape or the area, highway safety, or residential amenity.

RECOMMENDATION

Permission be granted for the following reason:

01. Sparkford by reason of its size and provision of services and facilities is considered a sustainable location in principle for appropriate development. The erection of a dwelling on this site, immediately adjacent to the settlement limit would respect the character of the locality with no demonstrable harm to residential amenity or highway safety. As such the proposal complies with policies ST2, ST6 and ST5 of the South Somerset Local Plan (Adopted April 2006) and the aims and objectives of the NPPF.

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be carried out in accordance with the block and location plans 14110-2 received 04 June 2014.

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

02. Details of the access, appearance, landscaping, layout and scale (herein after called the "reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

03. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development shall begin no later than 3 years from the date of this permission or not later than 2 years from the approval of the last "reserved matters" to be approved.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

04. Before the development hereby permitted is commenced, foul and surface water drainage details to serve the development, shall be submitted to and approved in writing by the Local Planning Authority and such approved drainage details shall be completed and become fully operational before the development hereby permitted is first brought into use. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: In the interests of local amenities in accordance with policies ST5 and ST6 of the South Somerset Local Plan.
