

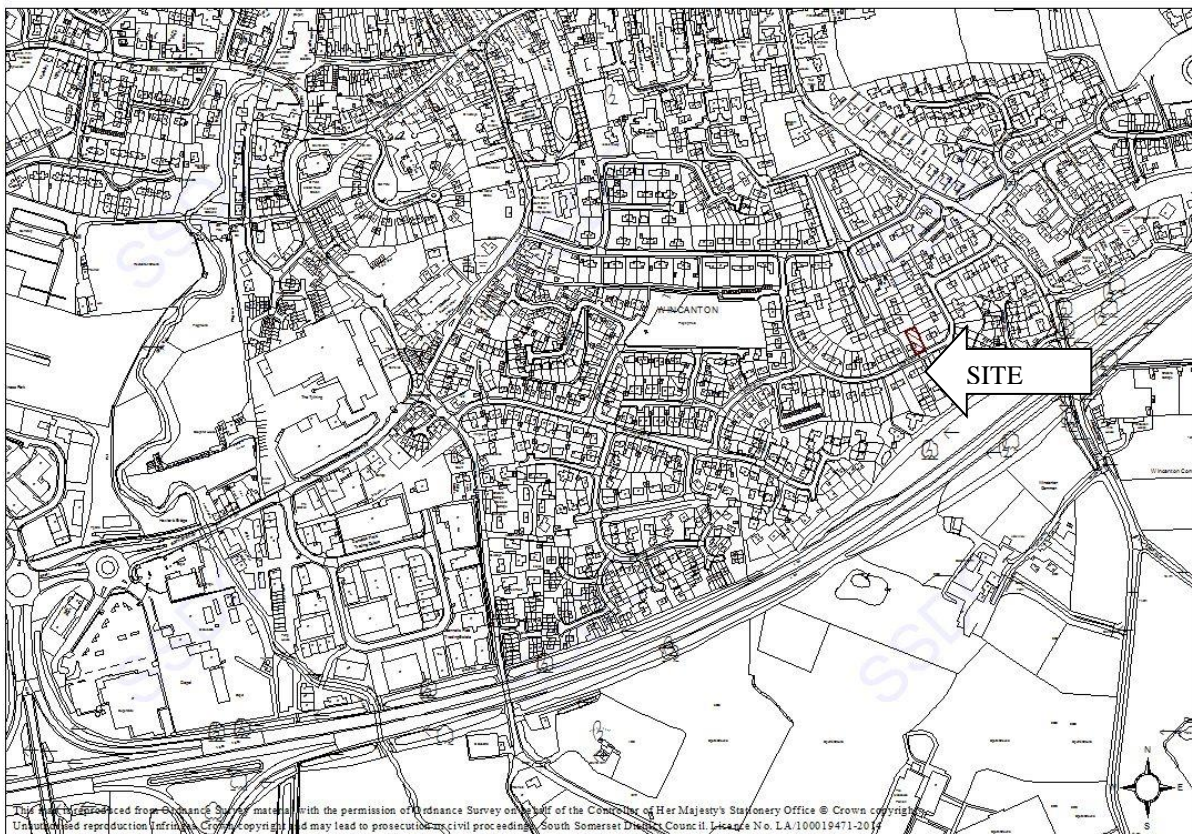
Officer Report on Planning Application: 14/03214/FUL

Proposal :	Erection of a dwelling and formation of new vehicular access to existing dwelling. (GR 371821/128268)
Site Address:	45 Munday's Mead Wincanton Somerset
Parish:	Wincanton
WINCANTON Ward (SSDC Member)	Cllr N Colbert Cllr C Winder
Recommending Case Officer:	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
Target date :	12th September 2014
Applicant :	
Agent:	David Shaw 4A Westleaze Close, Charminster, Dorchester, DT2 9QA
Application Type :	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

The application is before the committee, at the request of the ward members, as the proposal does not fully comply with highway authority standing advice and to enable full consideration of the concerns raised locally.

SITE DESCRIPTION AND PROPOSAL





The proposal seeks permission for the erection of a new dwelling in the garden of an existing dwelling and for the formation of a new vehicular access and parking area to serve the existing dwelling. The property is a two storey semi-detached house constructed from brick, with brown UPVC window frames and a concrete tiled roof. The house is located close to similar residential properties. The proposed dwelling will be constructed from materials to match the existing dwelling. The house is located within a development area as defined by the local plan.

HISTORY

None relevant on site.

At nearby site (49 Mondays Mead):

11/02777/FUL - Erection of 1 no. three bedroom dwellinghouse - Application permitted with conditions 20/09/2011

11/01658/FUL - Erection of 2 no. two bedroom dwellings - Application withdrawn 08/06/2011

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):

Policy ST5 - General Principles of Development

Policy ST6 - The Quality of Development

National Planning Policy Framework

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

Parish / Town Council - Recommends refusal as the proposal will have an impact on the residential amenity of neighbouring occupiers, and will have an adverse impact on visual amenity. They question whether the parking spaces are a standard size and whether there is a need for another property in that area.

County Highway Authority - Refers to standing advice, which specifies a total of 4.5 car parking spaces to serve the two dwellings, and visibility splays of 2.4 x 43 metres in each direction.

REPRESENTATIONS

Letters of objection have been received from the occupiers of forty-one neighbouring properties. Objections were made on the following grounds:

- The area does not need more 'hassle'. There have been a large number of new dwellings in the immediate vicinity in recent years.
- The proposal will exacerbate existing parking issues.
- The construction phase will be disruptive, particularly in regard to existing parking problems.
- The proposal is opposite a busy junction and close to a blind bend.
- Nobody will get anything out of the application apart from the developer.
- The proposed dwelling is not needed
- There is little employment available in Wincanton, and not enough amenities to support an ever-growing population.
- The schools are already close to full.
- The objector does not want their property to become part of a terrace, when it has always been semi-detached.
- The property will adversely impact on the objector's privacy due to the proposed first floor window on the side elevation.
- The number of dwellings being built in gardens in Wincanton is ruining the character of the town.
- The pavements have been damaged by previous projects and have still not been repaired.
- Terraced houses are not common in the area. Properties were built widely spaced, defining the character of the area.

CONSIDERATIONS

History and Principle of Development

A similar scheme was applied for and approved on a neighbouring property in 2011. The previous scheme would have very similar impacts to that which is currently proposed.

The site is located within the development of Wincanton where the principle of residential development is considered to be established. The site is considered to be a sustainable location due to its proximity to services, facilities, employment opportunities, and public transport. In regards to principle the proposal therefore accords with the saved policies of the existing local plan and the policies of the emerging local plan.

Therefore, notwithstanding the concerns of the parish council and neighbouring occupiers requiring the principle and need for new dwellings in Wincanton and impacts on local infrastructure, it is considered that the principle of development is accepted.

Residential Amenity

Concerns have been raised regarding the impact of the proposed development on the residential amenity of neighbouring occupiers. However, due to the size, position, and orientation of the proposed development, it is considered that there will be no significant adverse impact on neighbouring occupiers by way of overbearing or overshadowing. A neighbour has raised a specific concern regarding the overlooking impact of the proposed first floor window to the side elevation of the property. However, the window in question has been shown as obscurely glazed and fixed shut on the submitted plans, and this can be adequately secured through the imposition of an appropriate condition on any permission issued. As such, the proposal will have no significant adverse impact on the amenity of adjoining occupiers by way of overlooking.

Visual Amenity

The proposed dwelling is considered to be of an appropriate design and detailing that would have an appropriate relationship with the existing dwelling in terms of scale and design. The materials are stated as being to match the existing property. On this basis, and notwithstanding local concerns regarding character, it is not considered that it would harm the character of the existing property or have a detrimental impact on the visual amenity of the area.

Highways

Concerns have been raised by the parish council and neighbouring occupiers as to the impact of the proposal on highway safety and existing parking problems. The highway authority was consulted and they referred to their standing advice. The proposal does not comply with standing advice in regards to parking provision and visibility splays. In relation to parking provision, the Somerset Parking Strategy requires the provision of 4.5 parking spaces to serve the two dwellings. The proposal only shows the provision of 4 spaces. However, it is not considered that the lack of half a parking space, which would be useless in any case, should constrain the development. In relation to visibility, it is not possible to provide the required splay to the east of the site on land within the applicant's or highway authority control, due to the curve of the road. However, traffic speeds are slow due to the curve of the road, the number of parked vehicles, and the frequency of existing residential accesses onto the highway. The proposed access will be no worse than the multitude of existing vehicular

accesses. As such, notwithstanding local concern, it is considered that it would be unreasonable to constrain the proposed development due to the technical lack of compliance with the highway authority standing advice. Any negative impact on highway safety would certainly not be severe, as, according to the NPPF, any impact must be in order to prevent or refuse development.

Other Matters

Concern has been raised that the area does not need any more 'hassle' as recent developments have been disruptive. However, whilst the construction period may be disruptive locally, the impacts are limited in scale and duration and are not considered significant enough to warrant refusal of the scheme.

Concern has been raised that nobody will get anything from the development other than the developer. However, there is no policy requirement for small scale developments in otherwise sustainable locations to provide additional community benefits. Furthermore there is nationwide shortage of housing, and this proposal will, in a small way, contribute towards meeting this shortfall.

A concern has been raised that previous developments have caused damage to the pavements, which has still not been repaired. However, such damage is not a planning matter and does not, in any case, relate to the development proposal currently under consideration.

Finally, the occupier of the neighbouring property has raised a concern that they do not want to live in a terraced house, when they have always lived in a semi-detached property. However, short terraces are not unusual in the locality, and there would not be demonstrable harm to the residential amenity of the adjoining occupier. The change in designation of the objector's property from semi-detached to terraced is not, in itself, a material consideration.

Conclusions

Accordingly the proposal is considered to comply with saved policies ST5 and ST6 of the South Somerset Local Plan and the aims and provisions of the NPPF.

RECOMMENDATION

Permission be granted for the following reason:

01. The proposal is considered to be acceptable in this location and, by reason of its size, scale and materials, respects the character of the area, and causes no demonstrable harm to residential amenity in accordance with the aims and objectives of Policies ST6 and ST5 of the South Somerset Local Plan (Adopted April 2006) and the aims and provisions of the NPPF.

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: 33/2542/02 received 17 July 2014

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

03. The materials to be used in the development hereby permitted shall be those as identified within the planning application and no other materials unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and to comply with Policy ST6 of the South Somerset Local Plan (Adopted April 2006).

04. Before the dwelling hereby permitted is first occupied, the access over the first 5m of its length shall be properly consolidated and surfaced (not loose stone or gravel).

Reason: In the interests of highway safety and in accordance with saved policy ST5 of the South Somerset Local Plan.

05. Before the dwelling is occupied 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 and thereafter maintained at all times.

Reason: In the interests of highway safety and in accordance with saved policy ST5 of the South Somerset Local Plan.

06. The area allocated for parking and turning on the submitted plan, drawing no. 33/2542/02 received 17 July 2014 shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles used in connection with the development hereby permitted or the existing dwelling known as 45 Munday's Mead.

Reason: In the interests of highway safety and in accordance with saved policy ST5 of the South Somerset Local Plan.

07. 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 in accordance with saved policy ST5 of the South Somerset Local Plan.

08. Prior to the occupation of the dwelling hereby approved the first floor window on the north east elevation shall be obscurely glazed and fixed shut and thereafter maintained as at all times. There shall be no additional windows, openings, or other alteration to this elevation with the prior express grant of planning permission.

Reason: In the interests of residential amenity and in accordance with saved policies ST5 and ST6 of the South Somerset Local Plan.
