

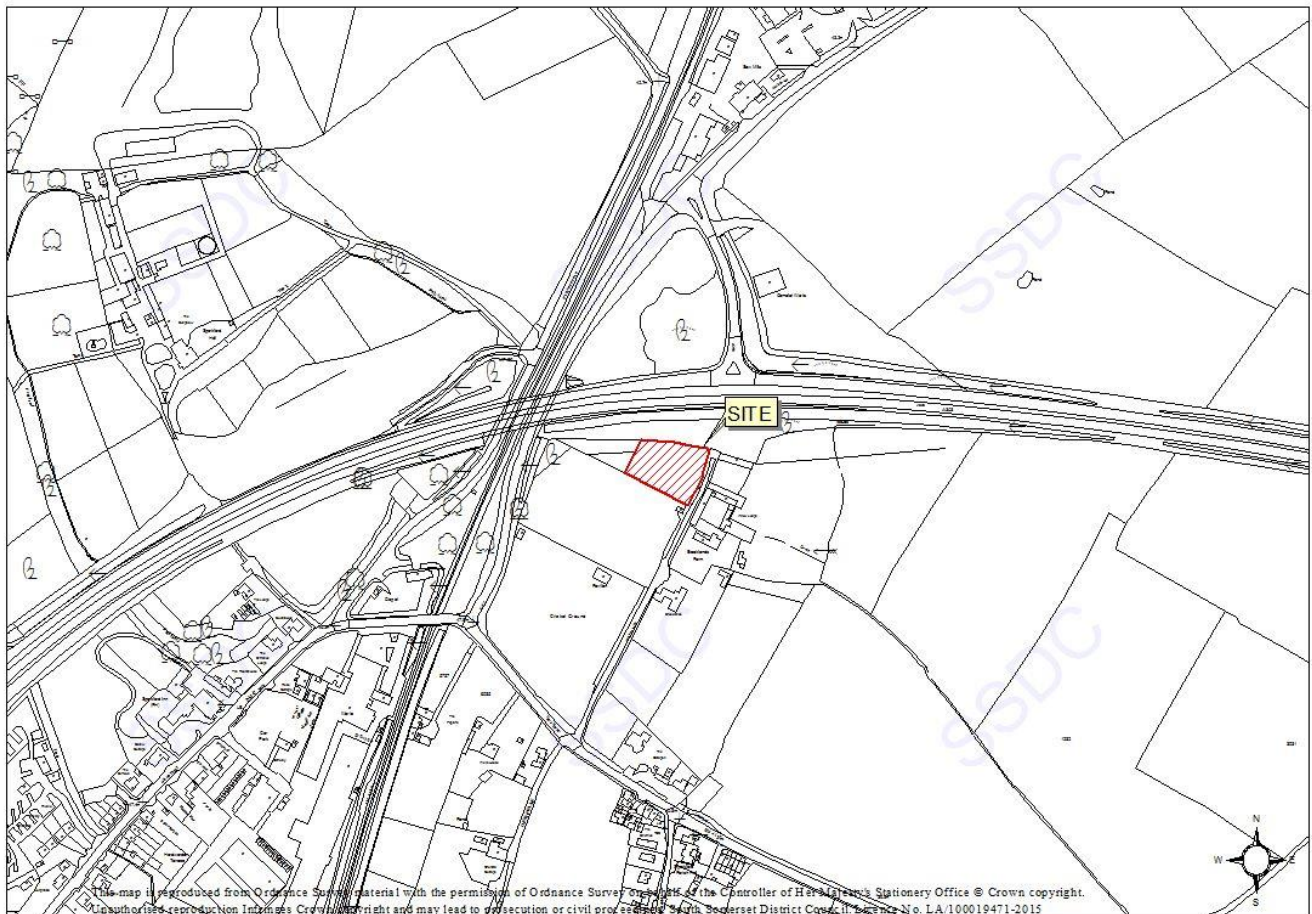
Officer Report On Planning Application: 17/00408/OUT

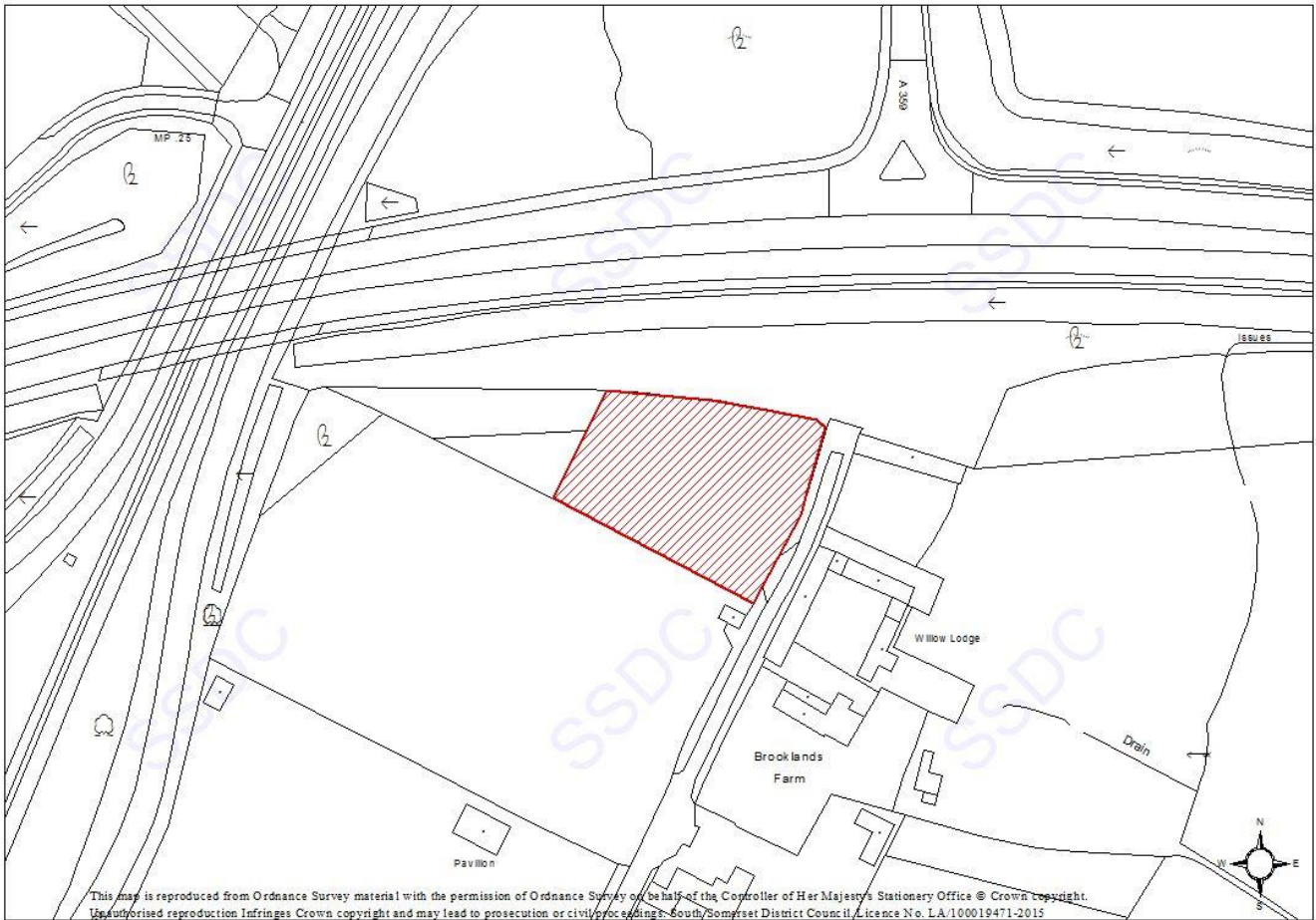
Proposal:	Erection of a detached dwelling.
Site Address:	Land Opposite Brooklands Barn, Brains Lane, Sparkford
Parish:	Sparkford
CAMELOT Ward (SSDC Member)	Cllr Mike Lewis
Recommending Case Officer:	Lee Walton Tel: (01935) 462324 Email: lee.walton@southsomerset.gov.uk
Target date:	27th March 2017
Applicant:	Mr E Douglas
Agent:	Mrs Janet Montgomery Brimble Lea And Partners, Wessex House, High Street, Gillingham SP8 4AG
(no agent if blank)	
Application Type:	Minor Dwellings 1-9 site less than 1ha

REASON FOR REFERRAL TO COMMITTEE

This application is referred to the committee at the request of the Ward Member with the agreement of the Area Chairman to enable the comments of the Parish Council to be fully debated.

SITE DESCRIPTION AND PROPOSAL





The application site is located at the far end of Brains Lane furthest from Sparkford's built form with the exception of the four residential barn conversions served by Brains Lane. The immediate locality lays adjacent agricultural land that together with the cricket ground forms a locally distinctiveness character separating the application site from the settlement area.

The proposal seeks outline planning permission with all matters reserved for the erection of a dwelling. The site extends to 0.18 hectares adjacent to the A303.

The application is submitted with a Planning Statement.

RELEVANT HISTORY

None

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF state 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
SS1 - Settlement Strategy
SS2 - Development in Rural Settlements
SS4 - District wide housing provision
SS5 - Delivering New Housing Growth
TA5 - Transport Impact of New Development
TA6 - Parking Standards
EQ2 - General development
EQ4 - Biodiversity

Regard shall also be had to:

National Planning Policy Framework (March 2012):

Chapter 4 - Promoting sustainable transport

Chapter 6 - Delivering a choice of high quality homes

Chapter 7 - Requiring Good Design

Chapter 11 - Conserving and Enhancing the Natural Environment

National Planning Policy Guidance

Other Relevant Documents

Somerset County Council Parking Strategy, adopted March 2012 and re-adopted September 2012 following corrections made.

Somerset Highways Standing Advice - June 2015.

CONSULTATIONS

Sparkford Parish Council - No objection.

County Highway Authority - standing advice applies.

SSDC Highway Consultant - Consider sustainability issues with regards to transport (accessibility and connectivity). Consider the standard of the approach road (Brains Lane) to serve the development in terms of its width and the standard of its junction with The Avenue given the STOP line that is present at the junction. It would be useful to know the extent of visibility splays at the junction and how many other residences are served by Brains Lane. On-site car parking provision should accord with the Somerset Parking Strategy optimum standards but this can be addressed at RM stage.

Highway Agency - No objection, subject to conditions to secure a drainage method statement and landscaping scheme.

REPRESENTATIONS

There has been two objections concerned that this quiet narrow back lane with only 4 properties, the buildings of which have all been established for many years.

CONSIDERATIONS

The Principle of Development

Sparkford is designated a policy SS2 rural settlement whereat development is restricted although the council's lack of a five year housing supply has reduced the amount of weight that can be given it. The location however is not part of, nor does the site lay adjacent to, the settlement's continuous built form, but rather is seen to be detached and removed from this, so that the location is seen as a less sustainable location with no support in principle. Accordingly the main considerations include character

and appearance, highway safety and neighbour amenity.

Character and Appearance

To quote the applicant's planning statement the site lays 'at the far northern end of Brains Lane.' The immediate dwellings are derived from conversion with no new build development, while the wider built form is kept well away from this location. The adjacent agricultural land is continuous with the cricket ground that visually acts to separate the application site from Sparkford's built form. It is considered that the consolidation of built form and the extension in domestication of the immediate locality is unwarranted and gives rise to an adverse impact in terms of character and appearance contrary to Policy EQ2 of the South Somerset Local Plan.

Highway Safety

One further dwelling in this location is unlikely to give rise to any highways safety issue. Access is a reserved matter that given the location and area of site can be given further consideration at the time of reserved matters.

Neighbour Amenity

It is considered that the proposal would not unacceptably harm the residential amenity of occupiers of adjacent properties by disturbing, interfering with or overlooking such properties.

Planning Balancing

The proposal that seeks one additional dwelling is poorly located to the settlement's facilities and services. A single house will give rise to limited economic benefit during the construction phase, but any possible benefit is significantly outweighed by the environmental harm that is introduced that arise from the specific location removed from adjacent built form at this far northern end of Brains Lane.

RECOMMENDATION

Refuse

SUBJECT TO THE FOLLOWING:

01. The proposal involves new residential development in the countryside, for which an overriding essential need has not been justified. The application site is too much removed from the village edge of the nearest settlement to be considered a sustainable location for new residential development. The proposed development would have a detrimental impact on character and local distinctiveness of the area by the consolidation of a domestic presence contrary to policy SD1, SS1 and EQ2 of the South Somerset Local Plan 2006-2028 and to the aims and objectives of the National Planning Policy Framework, in particular paragraph 55.

Informatives:

01. In accordance with paragraphs 186 and 187 of the NPPF the council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions. The council works with applicants/agents in a positive and proactive manner by;
 - offering a pre-application advice service, and
 - as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions

In this case, the applicant/agent did not take the opportunity to enter into pre-application discussions.
