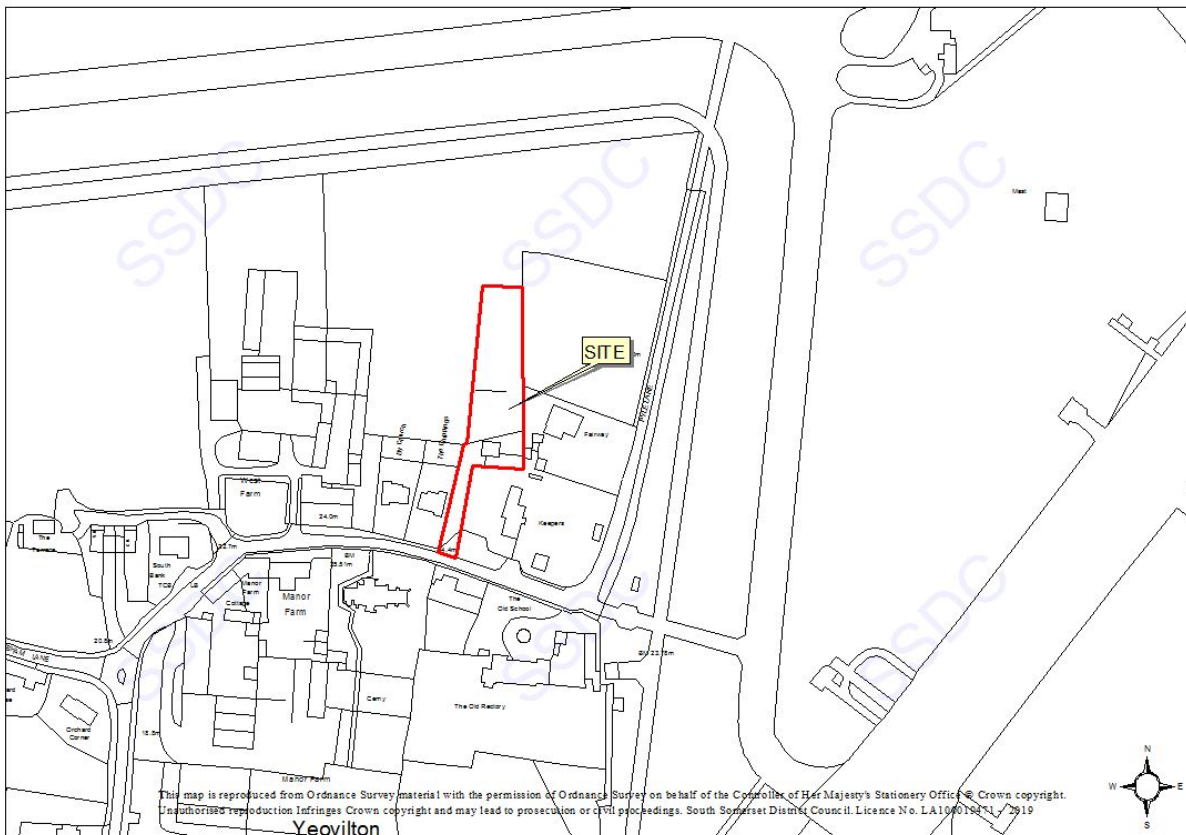
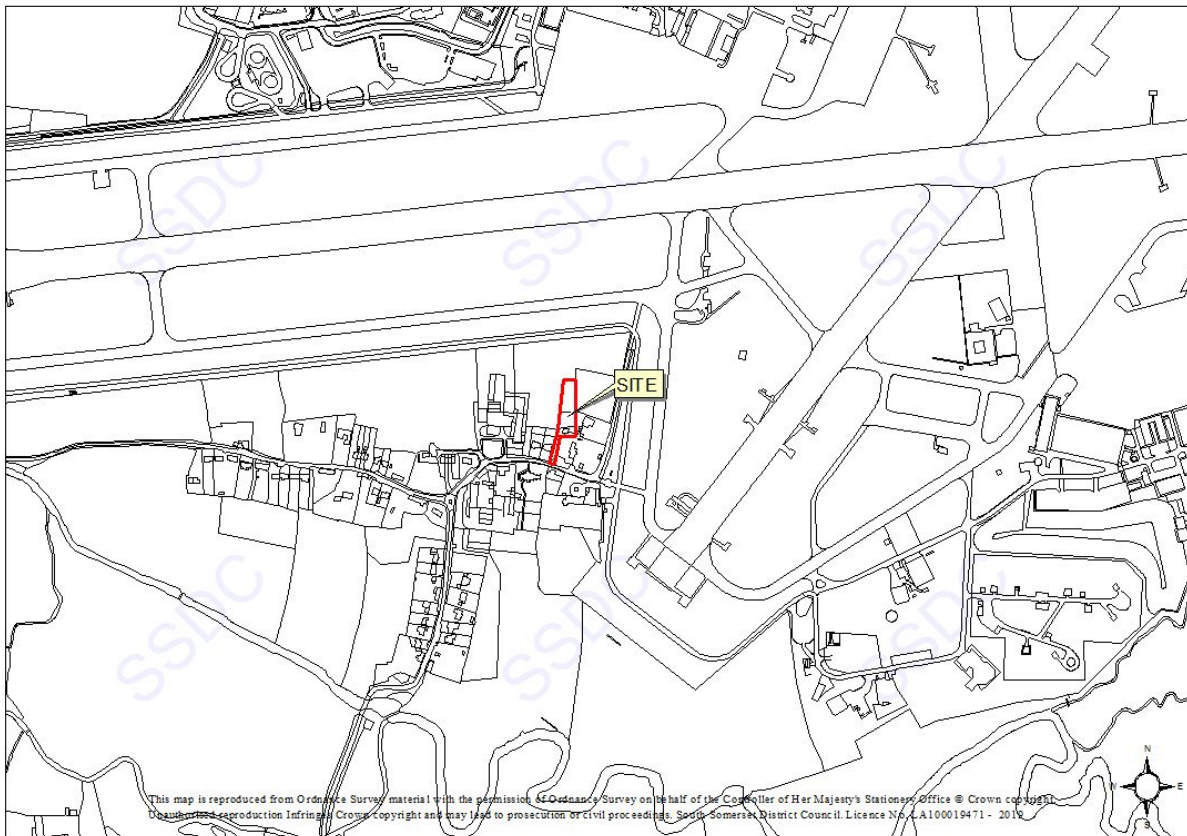


Officer Report on Planning Application: 19/02387/FUL

Proposal :	The erection of new dwelling and garage.
Site Address:	Land Adjoining Keepers, Pyle Lane, Yeovilton
Parish:	Yeovilton
NORTHSTONE, IVELCHESTER & ST MICHAEL'S Ward (SSDC Member)	Councillor A Capozzoli, Councillor Charlie Hull, Councillor Paul Rowsell
Recommending Officer:	Alex Skidmore Tel: 01935 462430 Email: alex.skidmore@southsomerset.gov.uk
Target date :	4th October 2019
Applicant :	Mr & Mrs Greg Evans
Agent: (no agent if blank)	A R Dalziel M.C.I.A.T. Office 10, Unit 21 Old Yarn Mills Sherborne Dorset DT9 3RQ
Application Type :	Minor Dwellings 1-9 site less than 1ha

SITE DESCRIPTION AND PROPOSAL





This application is seeking full planning permission for the erection of a detached single-storey dwelling and detached double garage.

The application site is situated behind the existing built form that sits alongside Pyle Lane and is located outside any defined development areas. There are a couple of outbuildings on the site which are understood to be used for garaging / domestic workshop, with the wider site used as a kitchen garden in association with the adjacent property known as Keepers Cottage, which is a grade II listed dwellinghouse.

The application site abuts agricultural land to the north with RNAS Yeovilton airfield located just beyond this and within 60 metres of the application site. The main runway at RNAS Yeovilton is approximately 200 metres from the application site. Due to its proximity to RNAS Yeovilton the site is identified as being located within noise exposure zone C where it is inappropriate for new build residential development due to the noise levels arising from the operational activities at the airbase and the impact this would have on the amenities of future residents.

The site is also located in an area of high archaeological potential and within flood zone 1. There are a number of other listed buildings in the vicinity including the Old Rectory to the south, St Bartholomew's Church to the southwest and West Farm and Manor Farm to the west. The site is adjacent to other residential properties to the east, south and southwest.

RELEVANT HISTORY:

17/03605/FUL: Erection of a detached dwelling. Refused for the following reasons:

01. The location of the proposed development is remote from local services, facilities and local transport as a consequence occupiers of the new development are likely to be dependent on private vehicles for most of their daily needs. The proposal is not sought to meet an identified local need and so will not contribute to increasing the sustainability of this settlement and it is

considered that such fostering of growth in the need to travel is contrary to the aims and objectives of sustainable development as set out within policies SD1 and SS2 of the South Somerset Local Plan and the provisions of the National Planning Policy Framework.

02. The proposal is contrary to the linear pattern of development that prevails in the locality and due to its two-storey design is likely to have an incongruous presence in this semi-rural, backland position. For these reasons the proposal is considered to be detrimental to the setting of the listed building known as Keepers and fails to preserve or compliment the key characteristics of the location or to maintain its local distinctiveness and as such is contrary to the aims and objectives of policies EQ2 and EQ3 of the South Somerset Local Plan and the provisions of the National Planning Policy Framework.
03. The site is within a very short distance of the runways at RNAS Yeovilton and as a result is located within Noise Contour Zone C (as defined by the South Somerset Local Plan), where it is considered likely that occupiers of the proposed new development will be severely adversely affected by aircraft noise from the airfield and will suffer from a substandard level of amenity. The proposal is therefore contrary to the aims and objectives of policy EQ2 of the South Somerset Local Plan and the provisions of the National Planning Policy Framework."

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, and 12 of the NPPF indicate it is a matter of law that applications are 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 Settlement
- TA1 - Low Carbon Travel
- TA5 - Transport Impact of New Development
- TA6 - Parking Standards
- EQ1 - Addressing Climate Change in South Somerset
- EQ2 - General Development
- EQ4 - Biodiversity
- EQ7 - Pollution Control

National Planning Policy Framework

- Part 2 - Achieving sustainable development
- Part 5 - Delivering a sufficient supply of homes
- Part 8 - Promoting healthy and safe communities
- Part 9 - Promoting sustainable transport
- Part 11 - Making effective use of land
- Part 12 - Achieving well-designed places
- Part 14 - Meeting the challenge of climate change, flooding and coastal change
- Part 15 - Conserving and enhancing the natural environment
- Part 16 - Conserving and enhancing the historic environment

CONSULTATIONS

Yeovilton Parish Council: Unanimously oppose the application on the grounds that the proposal is outside the village boundary line, noise contours and contrary to Policy SS2.

County Highways: Referred to their standing advice

SSDC Highway Consultant:

MOD: No safeguarding objection.

Wessex Water: No objection

County Archaeology: No objection

Historic England: No comment

Environmental Health: Recommends refusal. The proposed development lies within Noise Exposure Category (NEC) C as defined in the Local Plan. This states that new build development should be refused within this zone.

Ecology: No objections subject to a number of conditions to address potential impacts on nesting birds, bats and to provide some biodiversity enhancements in accordance with current legislation.

REPRESENTATIONS

Written representations have been received from three local households raising the following observations and objections:

- o The dwelling allowed at Weir Cottage should not be viewed as setting a precedent.
- o Policy SS2 states that development in rural settlements should be strictly controlled.
- o The development will not be meeting an identified need.
- o There will be suitable properties coming onto the market in the area in the next few months which could serve the applicants needs.
- o There are 97 properties for sale within 3 miles of Yeovilton.
- o There is plenty of space within Keepers Cottage to accommodate the applicants.
- o Contrary to NPPF (para. 78) which states "to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities".
- o Yeovilton is not twinned with Ilchester but a separate settlement.
- o Permission for a house on this plot was refused in 2017, other than the proposed dwelling now being a bungalow nothing has changed since the previous application.
- o Fails to respect local context and pattern of development.
- o Shoehorned development.
- o Scale and proportions are out of character with the surrounding buildings to detriment of area and setting of listed building.
- o Harmful to residential amenity of neighbouring properties including loss of privacy, disturbance from vehicles passing along the driveway.
- o The site is located within noise zone C and very close to zone D. There has been a significant increase in activity at RNAS Yeovilton since the introduction of the Merlin and Wildcat Helicopters, including increased night flying for training reasons.

Additionally a relative of the applicants who resides at the adjacent property, Keepers Cottage, has written in expressing their support for the proposal.

CONSIDERATIONS

This application is seeking full planning permission for a detached, two-storey dwelling on land to the rear of the applicant's existing property known as Keepers.

Principle

The village of Yeovilton is a very small settlement which, other than a Church, is completely devoid of

any local facilities or services. Yeovilton is not closely related to other settlements in the area and so it is not considered appropriate to 'cluster' it with other surrounding towns and villages from the point of view of services and contributing towards the sustainability of these neighbouring communities. The village does not therefore meet the criteria of being a Rural Settlement as set out within LP policy SS2, and due to its poor accessibility to day to day services and facilities is considered to be an unsustainable and therefore inappropriate location for new build residential development. The principle of the proposed development is therefore considered to be unacceptable.

Further to this, the site is within a very short distance of the runways at RNAS Yeovilton and as a result is located within Noise Contour Zone C, where new development would be adversely affected by aircraft noise from the nearby airfield and accordingly where the adopted Local Plan states new build development should not be permitted. For this reason the Council's Environmental Health Officer has recommended the application be refused. It is therefore considered that future occupiers of the proposed new dwelling would be significantly adversely affected by noise resulting from the airfield and that this should be a further reason for refusal.

Visual amenity and impact on setting of listed building

As noted above, the site is located to the rear of existing development and as such the proposal can accurately be described as backland development. The prevailing pattern of development in Yeovilton is linear in its arrangement with individual properties facing on to the local highway network and backing on to farmland, and there are very few exceptions to this pattern. The manner in which the site sits behind existing built form and projects significantly further north than the adjacent properties is clearly contrary to the prevailing pattern of development and is considered to be intrusive into the local landscape setting.

The proposal is seeking a detached single storey dwelling. Whilst its low height is preferable to the two-storey dwelling previously proposed on this site, its footprint and position does not respond well to the constraints of the site or existing built form, rather it has a shoe-horned arrangement that gives it an unduly cramped form of development. Furthermore, the site sits immediately to the rear of the property known as Keepers, a grade II listed property. The siting and cramped nature of the proposal coupled with its design, which lacks any architectural interest or reference to local vernacular, fails to respect the setting and character of the adjacent heritage asset.

For these reasons the proposal is considered to be contrary to LP policies EQ2 and EQ3.

Residential amenity

Given the low height of the proposed bungalow and lack of openings above ground floor level it is accepted that it should not result in any significant loss of light, overbearing or loss of light concerns to neighbouring properties. The scheme includes a triple garage which is significantly higher than the bungalow with a height of over 5.5m. Its orientation and position, however, within the southeast corner of the site is such that whilst it will result in a small amount of over-shadowing of the neighbour's (Fairways) garden it will not result in any loss of light to the neighbour's house and overall it is not considered to result in any demonstrable harm to neighbouring amenity.

Highway safety

In respect of the proposed property the proposed parking and turning arrangements accord with the Highway Authority's standing advice and is considered to be acceptable. The development is to be served by an existing separate access and track which currently has a good level of visibility in either direction. The visibility to the west however passes over third party land and so cannot be secured, however, in this instance due to the quiet, no through nature of the road this is not considered to represent a severe highway safety concern. On this basis the proposal is considered to be acceptable from a highway safety perspective.

Other matters

- Drainage and flooding - The site is located within flood zone 1 where it is at low risk of flooding and the development of this site should not give rise to increased risk of flooding elsewhere subject to the development being served by a suitable sustainable form of drainage, a matter that can be appropriately conditioned. Wessex Water have raised no objection to the scheme.
- Ecology - Subject to a number of conditions sought by the Council's Ecologist the proposal it is accepted that the proposal should not be detrimental to biodiversity or any protected species.
- CIL - The scheme will be liable for the Community Infrastructure Levy (CIL).

Conclusion

For the reasons set out, the proposed development is considered to constitute an unsustainable form of development where future occupiers will be highly dependent upon driving to get to day to day services and facilities. Future occupiers will also be exposed to an unacceptable level of noise resulting from the nearby airfield to the detriment of their amenities and general wellbeing. Furthermore, the siting, layout, size and poor design of the development represents a cramped form of development that fails to respect local context and distinctiveness in regard to the prevailing pattern of development, local landscape features, character and nature of existing built form or the setting and character of the adjacent listed building known as Keepers. The proposal is therefore contrary to the aims and objectives of LP policies SD1, SS2, EQ2 and EQ3 and the provisions of the National Planning Policy Framework and accordingly is recommended for refusal.

RECOMMENDATION

Refuse for the following reasons:

SUBJECT TO THE FOLLOWING:

01. The location of the proposed development is remote from local services, facilities and local transport as a consequence occupiers of the new development are likely to be dependent on private vehicles for most of their daily needs. The proposal is not sought to meet an identified local need and so will not contribute to increasing the sustainability of this settlement and it is considered that such fostering of growth in the need to travel is contrary to the aims and objectives of sustainable development as set out within policies SD1 and SS2 of the South Somerset Local Plan (2006-2028) and the provisions of the National Planning Policy Framework.
02. The site is within a very short distance of the runways at RNAS Yeovilton and as a result is located within Noise Contour Zone C (as defined by the South Somerset Local Plan), where it is considered likely that occupiers of the proposed new development will be severely adversely affected by aircraft noise from the airfield and will suffer from a substandard level of amenity and wellbeing. The proposal is therefore contrary to the aims and objectives of policy EQ2 of the South Somerset Local Plan (2006-2028) and the provisions of the National Planning Policy Framework.
03. The proposal, by reason of its backland position, layout, size and poor design, represents a cramped form of development that fails to respect the prevailing pattern of development, existing local landscape features and the character and nature of existing built form in the area and furthermore fails to respect the character and setting of the adjacent listed building known as Keepers. For these reasons the proposal is not considered to appropriately preserve or compliment the key characteristics of the locality or local distinctiveness or to preserve or enhance the setting of the listed building and as such is contrary to the aims and objectives of policies EQ2 and EQ3 of the South Somerset Local Plan (2006-2028) and the provisions of the National Planning Policy Framework.

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 no pre-application advice was sought and there were no minor or obvious solutions to overcome the significant concerns caused by the proposal.

02. Please be advised that any subsequent approval of this application by appeal will attract a liability payment under the Community Infrastructure Levy. CIL is a mandatory financial charge on development and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice.

In the event of an approval at appeal, you would be required to complete and return Form 1 Assumption of Liability as soon as possible after the grant of permission and to avoid additional financial penalties it is important that you notify us of the date you plan to commence development before any work takes place. Please complete and return Form 6 Commencement Notice.

You are advised to visit our website for further details <https://www.southsomerset.gov.uk/cil> or email cil@southsomerset.gov.uk