

Officer Report On Planning Application: 14/05217/FUL

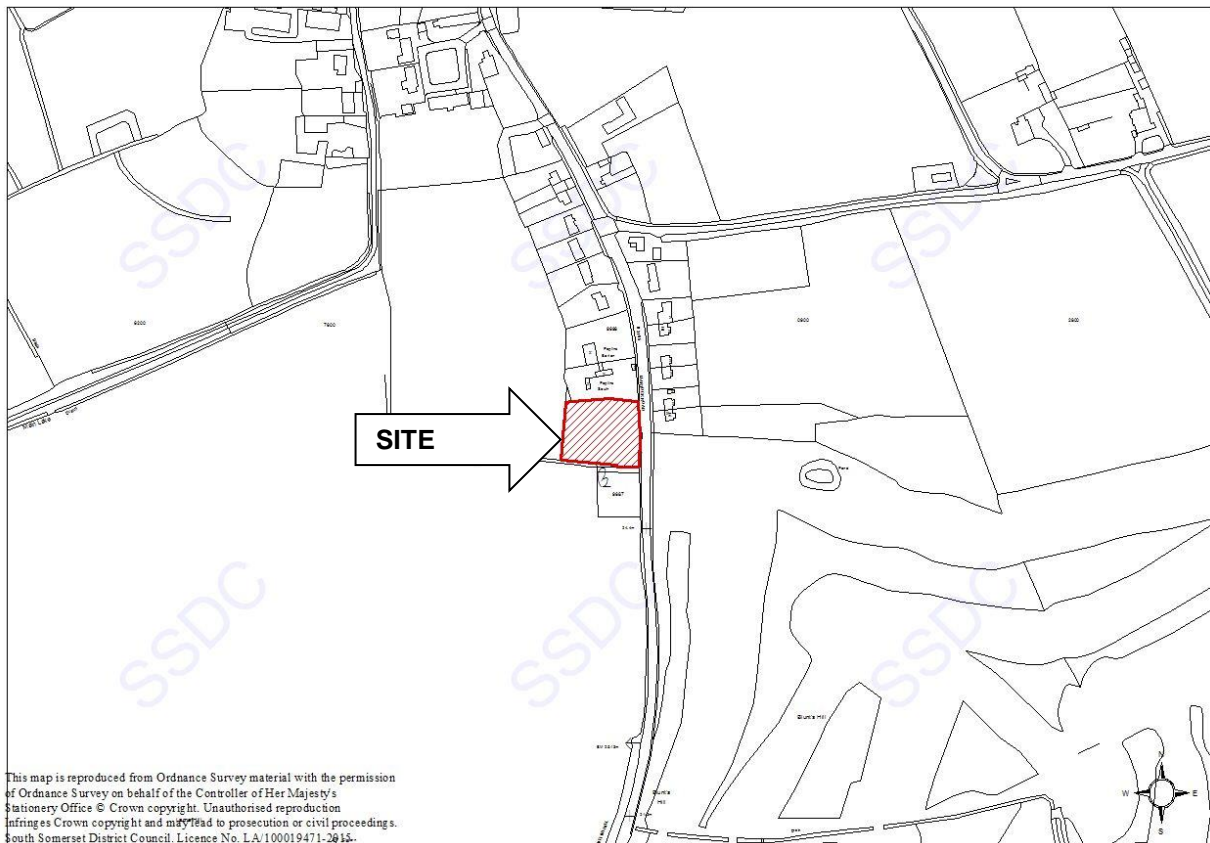
Proposal :	The erection of 2no. dwellings (revised application of 14/01206/FUL) (GR 346949/124920)
Site Address:	Land South Of South Barton, Martock Road, Long Sutton.
Parish:	Long Sutton
TURN HILL Ward (SSDC Member)	Cllr Shane Pledger
Recommending Case Officer:	Alex Skidmore Tel: 01935 462430 Email: alex.skidmore@southsomerset.gov.uk
Target date :	16th January 2015
Applicant :	Mr & Mrs J Lane And Mrs And Mrs S Cox
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 is referred to committee in view of the ward member's interest and neighbour representation.

SITE DESCRIPTION AND PROPOSAL





This application is seeking to amend the scheme approved last year under application 14/01206/FUL which permitted the erection of two, two-storey detached dwellings on this site and which is 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

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

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.

The development plan comprises the South Somerset Local Plan and the policies of most relevance to the proposal are:

ST3 - Development Areas
ST5 - General Principles of Development
ST6 - The Quality of Development
EC3 - Landscape Character
EC7 - Networks of Natural Habitats
EC8 - Protected Species
EU4 - Water Services

National Planning Policy Framework:

Part 4 - Promoting sustainable transport
Part 6 - Delivering a wide choice of high quality homes
Part 7 - Requiring good design
Part 10 - Meeting the challenge of climate change, flooding and coastal change
Part 11 - Conserving and enhancing the natural environment

CONSULTATIONS

Long Sutton Parish Council: Support this application subject to the provision of an appropriate landscaping scheme in order to meet the representations made by a consultee. This should also improve neighbour amenity and the street scene.

County Highways: Referred to their standing advice which sets out the following requirements:

- Visibility splays of 43m in either direction measured 2.4m back from the edge of the carriageway;
- Entrance gates to open inwards and set back a minimum of 5 metres from the carriageway edge;
- A minimum level of on-site parking of 3.5 parking spaces plus additional space for turning for each dwelling.

County Rights of Way: No objections.

Natural England: Raised no objection and noted the obligations of the LPA in relation to protected species, local wildlife sites, biodiversity enhancements and landscape enhancements.

Landscape Officer: Referred to his previous comments.

No landscape issues with the principle of development on this site given its close correspondence with existing village form and its location inside an established hedgerow that effectively demarcates the settlement edge. On a matter of detail the rear boundary should not be enclosed by 1.8m high close board fencing, which presents a hard edge to the surrounds, but instead should be demarcated by hedgerow planting.

REPRESENTATIONS

Written representations have been received from one neighbour objecting to the development for the following reasons:

- The height of the ridgeline for both plots 1 and 2 – The ridgeline exceeds the height of neighbouring properties and we would like to see them lowered in keeping with new and existing properties.
- Lack of mature trees to the front of the properties – We would like to see the planning of mature trees to give privacy and limit the possibility of light pollution to our property and to give the site a more natural and in keeping look to compliment the countryside surroundings.

CONSIDERATIONS

The principle of permitting two dwellings on this site has been established through the granting of application 14/01206/FUL last year. The current application is seeking various revisions to that approved including increased size and amendments to the overall design of the proposed dwellings and the re-positioning of the entrance gates.

Visual amenity

The revised proposal has a more modern design and also has a somewhat bulky appearance to that approved as a result of the increased size of the dwellings. The general layout however is very similar to that previously approved with the dwellings set well back within the plots behind generous parking areas and high boundary treatment along the frontage. Overall the scale, bulk, design and layout of this revised scheme is not considered to be out of proportion or discordant in relation to the adjacent development that is now under construction immediately to the north. The indicative planting and boundary treatment are also very similar to that previously proposed and for these reasons the development is not considered to raise any substantive visual amenity concerns.

An adjacent neighbour has objected to the height of the proposed dwellings. Whilst the streetscene plan indicates that they are to be slightly raised above that approved on the adjacent site, given the spacing between the houses and their set back position this slight variation in height is not considered to cause any demonstrable harm to the street scene.

Residential amenity

This amended scheme raises no new substantial harm to neighbour amenity. The scale, position and design of the houses are such that they should not give rise to any new significant loss of light, loss of privacy or overbearing concerns to neighbours. The layout generally will allow each new house an appropriate level of amenity and outside space.

A neighbour who lives opposite the site has requested that mature tree planting to the front of the houses be included as part of this scheme to improve privacy and to limit light pollution to their property. With regard to the privacy concern, the relationship between the new houses and those opposite is a very common one and is considered acceptable given that the intervening highway already limits privacy levels in this direction. It is unclear why there is a concern about light pollution given that there is already street lighting along this part of the highway.

Highway safety

The scheme broadly accords with the highway authority's standing advice requirements for visibility splays, parking and turning and as such is not considered to be prejudicial to highway safety.

Conclusion:

Notwithstanding the local concerns, this revised scheme is not considered to be prejudicial to

highway safety or to cause any demonstrable harm to visual or residential amenity and as such accords with the aims and objectives of the NPPF and the saved policies of the local plan and is therefore recommended for approval.

RECOMMENDATION

Grant permission for the following reason:

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 the National Planning Policy Framework and saved policies ST5, ST6 and EC3 of the South Somerset Local Plan.

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

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

03. No works shall be carried out unless particulars of the following have been submitted to and approved in writing by the Local Planning Authority;

- a) particulars of the materials (including the provision of samples where appropriate) to be used for all external walls, roofs and chimneys;
- b) full details of all new walls and boundary walls, including the materials, coursing, bonding, mortar profile, colour and texture, to be provided in the form of a sample panel to be made available on site;
- c) details of the recess, design, materials and external finish for all external doors, windows, boarding and openings, including detailed sectional drawings where appropriate;
- d) details of lintels to all external openings;
- e) details of all roof eaves, verges and abutments, including detailed section drawings, and all new guttering, down pipes and other rainwater goods, and external plumbing;
- f) details of all gates, fences and the surface material for the parking and turning area.

Reason: In the interest of visual amenity to accord with Policy ST6 of the South Somerset Local Plan.

04. The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in

the course of the development, as well as details of any changes proposed in existing ground levels. All planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the 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 in accordance with Policies ST5 and ST6 of the South Somerset Local Plan.

05. The development hereby permitted shall not be commenced unless details of the internal ground floor levels of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity in accordance with Policies ST5 and ST6 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 ST5 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 ST5 of the South Somerset Local Plan.

08. Before the dwelling is occupied and the access is first brought into use, 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, details of which shall have been submitted to and approved in writing by the Local Planning Authority and thereafter maintained in this fashion at all times.

Reason: In the interests of highway safety and to comply with Policy ST5 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 ST5 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 ST5 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 ST6 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 ST6 of the South Somerset Local Plan.
