

Officer Report On Planning Application: 14/05314/FUL

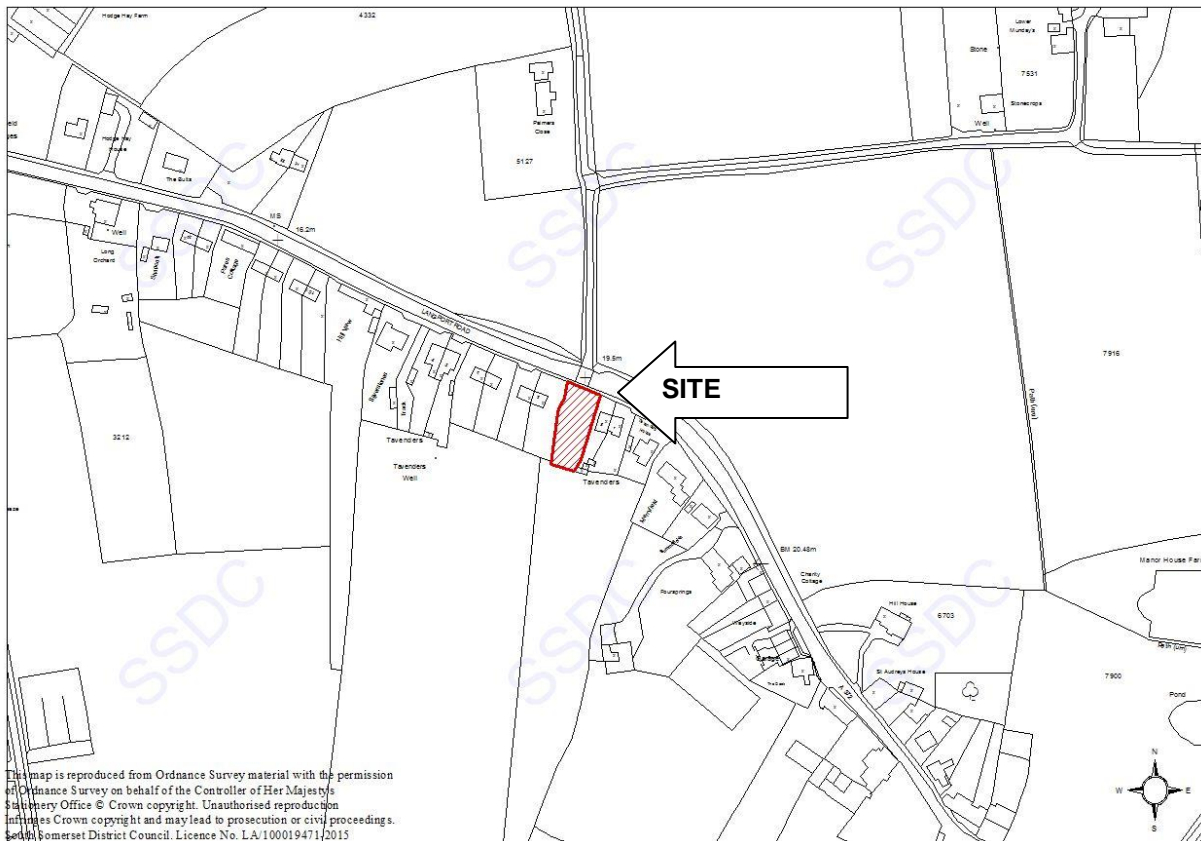
Proposal :	Proposed two storey dwelling (GR: 146548/126137)
Site Address:	2 Tavenders Cottages, Langport Road, Long Sutton.
Parish:	Long Sutton
TURN HILL Ward (SSDC Member)	Cllr Shane Pledger
Recommending Case Officer:	Nicholas Head Tel: (01935) 462167 Email: nick.head@southsomerset.gov.uk
Target date :	26th January 2015
Applicant :	Miss F Eastment
Agent: (no agent if blank)	Mr Joe Edwards, Della Valle Architects Ltd, Lake View, The Maltings, 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 as the recommendation is contrary to the Highways Authority Standing advice in respect of visibility splays at the entrance to the site.

SITE DESCRIPTION AND PROPOSAL





The site is located on the south side of the A372 Langport Road, at the intersection with Burnt House Lane. The south side of the road at this point is developed largely with semi-detached houses; the opposite side of the road is open fields. The site comprises the western half of the garden area of one of these semi-detached houses. To the south, the site fronts onto open agricultural land.

Permission is sought for the erection of a detached 2-storey house.

HISTORY

No relevant recent history.

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 decisions 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 (April 2006):

ST2 - Villages
ST3 - Development Areas
ST5 - General Principles of Development
ST6 - The Quality of Development
EC3 - Landscape Character

National Planning Policy Framework (March 2012):

4. Promoting sustainable transport
6. Delivering a wide choice of high quality homes
7. Requiring good design
8. Promoting healthy communities

Planning Practice Guidance - Department of Communities and Local Government, 2014.

Policy-related Material Considerations

South Somerset Sustainable Community Strategy

Somerset County Council Parking Strategy, March 2012 and September 2013.
Somerset County Council Highways Standing Advice, June 2013.

CONSULTATIONS

Parish Council: The PC supports the application.

Highways Authority: Standing Advice applies

SSDC Ecologist: No comments or recommendations.

Natural England: No objection.

REPRESENTATIONS

None received.

CONSIDERATIONS

Principle of Development

The site is outside the defined development area. However, the settlement of Long Sutton has a broad range of facilities and services, and Area North Committee has approved two infill dwellinghouses further west along the A372 (14/00273/FUL and 14/02953/FUL) within the past year on the basis that these are sustainable sites. The site is within comfortable walking distance of the village core, along a paved footway, and has access to a bus service. It is not considered that there is any objection to the principle of a dwellinghouse on the site within the context of the saved policies of the Local Plan and the guidance in the NPPF.

Visual Impact

The site forms a wider than average gap between the dwellings along this part of the road. In terms of bulk and massing, a further dwellinghouse can be comfortably accommodated without harming the essential grain and character of the setting. The design of the building uses traditional materials and built form, within the clear established building line, to establish a new dwelling that will respect the character and general appearance of this setting.

Impact on Residential Amenity

The building is within the common building lines, and there are no upper storey windows on side elevations. It is not considered that the proposed dwelling would create any unacceptable overlooking or other impact that would harm the amenity of neighbouring occupants. Windows on the west elevation of the existing house are marked as being proposed to be obscured and fixed closed. The degree of overlooking in this instance is minor, there being no window-to-window overlooking, and the outlook from the upper storey window would be towards the parking and access area of both houses, not a private amenity space. It is not considered that this raises a concern that would warrant a refusal of the application.

Highways Issues

The existing access, which will be used in its current form for both dwellings, is onto a busy A Road. The visibility splays that can be secured are sub-standard, and do not comply with the Highways Standing Advice. From a site visit, it appears that residents along this part of the south side of the road are accustomed to enter and leave sites safely. There is a wide, clear verge established along the length of the south side of the road, affording better visibility than might appear to be the case on plan. Given the circumstances, and as this proposal is only for a single dwelling, it is not considered that the increase in users of the access represents a significant enough change or impact on highway safety to warrant refusal of the application.

Sufficient off-street parking is provided in accordance with the County Parking Strategy.

EIA Regulations

Not relevant.

Conclusion

The proposal represents an acceptable infill in a sustainable location as assessed against the saved policies of the Local Plan and the NPPF. The design and appearance respects the setting and local character, and no amenity harm has been identified. Whilst the proposal intensifies the use of an existing sub-standard access, it is not considered that this represents significant harm to highway safety. The proposal is recommended for approval.

S.106 AGREEMENT

Not relevant.

RECOMMENDATION

Grant permission.

01. The development is located in a sustainable location and, by reason of its scale, siting and design, respects the rural character and setting of the locality, raises no demonstrable harm to visual or residential amenity, is not prejudicial to highway safety and is therefore in accordance with the aims and objectives of the National Planning Policy Framework and the saved policies of the South Somerset Local Plan, 2006.

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: the drawings numbered F1224/100 and F1224/101.

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

03. No development hereby approved shall be carried out until particulars of following have been submitted to and approved in writing by the Local Planning Authority:

- a. details of materials (including the provision of samples where appropriate) to be used for the external walls and roofs;
- b. a sample panel, to be prepared for inspection on site, to show the mortar mix and coursing of the external walls;
- c. details of the recessing, materials and finish (including the provision of samples where appropriate) to be used for all new windows (including any rooflights) and doors;
- d. details of all hardstanding and boundaries
- e. details of the rainwater goods and eaves and fascia details and treatment.

Once approved such details shall be fully implemented unless agreed otherwise in writing by the Local Planning Authority.

Reason: To safeguard the character and appearance of the area in accordance with saved policies ST5 and ST6 of the South Somerset Local Plan.

04. The parking and turning areas detailed on the approved plans shall be kept clear of obstruction at all times and shall not be used other than for the parking and turning of domestic vehicles in connection with the development hereby permitted and the existing dwellinghouse as shown on the submitted plan ref .F1224/101.

Reason: In the interests of highway safety and to accord with Policy ST5 of the South Somerset Local Plan, 2006.

05. There shall be no obstruction to visibility greater than 900mm above adjoining road level forward of the visibility splays within the ownership of the applicant shown on the submitted plan ref. F1224/101. Such visibility shall be fully provided before works

commence on the development hereby permitted and shall thereafter be maintained at all times.

Reason: In the interests of highway safety and to accord with Policy ST5 of the South Somerset Local Plan, 2006.
