

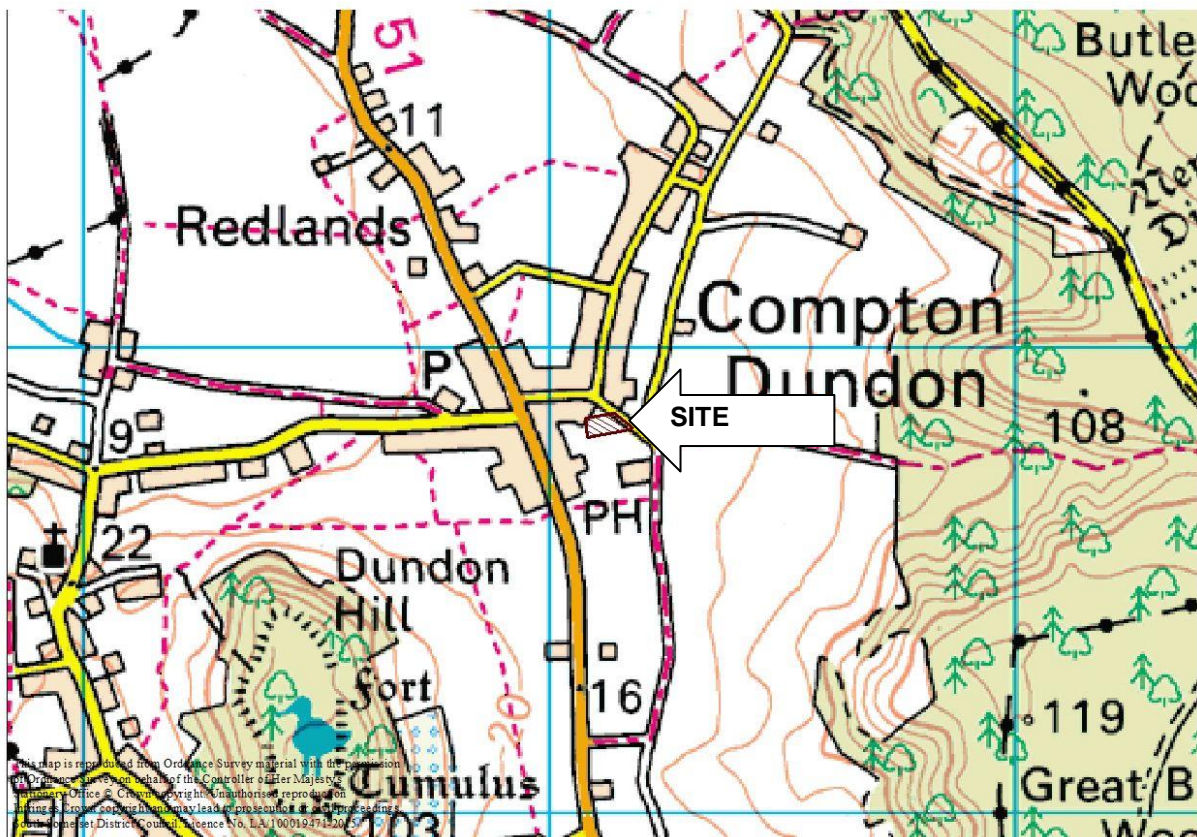
## Officer Report On Planning Application: 14/04863/OUT

<b>Proposal :</b>	Outline application for the erection of single storey dwelling in the garden of Compton Randle (GR 349128/132830)
<b>Site Address:</b>	Compton Randle, Castlebrook, Compton Dundon.
<b>Parish:</b>	Compton Dundon
<b>WESSEX Ward (SSDC Members)</b>	Cllr Pauline Clarke Cllr David Norris
<b>Recommending Case Officer:</b>	Nicholas Head Tel: (01935) 462167 Email: nick.head@southsomerset.gov.uk
<b>Target date :</b>	31st December 2014
<b>Applicant :</b>	Mr & Mrs Leslie Wills
<b>Agent: (no agent if blank)</b>	Mr Alexis Tysler, 3 Lyttleton Court, Birmingham Street, Birmingham West Midlands (Met County) B63 3HN
<b>Application Type :</b>	Minor Dwellings 1-9 site less than 1ha

### REASON FOR REFERRAL TO COMMITTEE

The report is referred to Committee at the request of a Ward Member to facilitate a full discussion of the policy issues involved.

### SITE DESCRIPTION AND PROPOSAL





ST2 - Villages  
ST3 - Development Areas  
ST5 - General Principles of Development  
ST6 - The Quality of Development  
EC3 - Landscape Character  
EH12 - Areas of High Archaeological Potential and Other Areas of Archaeological interest.

National Planning Policy Framework (March 2012):

1. Building a strong, competitive economy
2. Ensuring the vitality of town centres
3. Supporting a prosperous rural economy
4. Promoting sustainable transport
5. Supporting high quality communications infrastructure
6. Delivering a wide choice of high quality homes
7. Requiring good design
8. Promoting healthy communities
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment

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:** Recommends approval.

**Highways Authority:** Standing Advice applies.

**SSDC Landscape Officer:** *This land originates as a small paddock, which is part of an intricate field network at this edge of the village that both buffers the residential form of the village from the wider agricultural field pattern, and characterises the village edge. Residential development with its associated hardstandings and domestication, will be at variance with the current character of this village edge, to thus be considered an adverse impact. I also note that the lane that is inferred as frontage, is hedgeline and narrow: Whilst there is a gated access to serve the paddock, residential development would require the removal of part of this hedge, and its reduction, to enable both access and visibility to SCC highways standards, and again, this access arrangement will be at variance with the narrow enclosed character of the lane, and I view that as an adverse impact.*

*Consequently I view the proposal to be at variance with local character, with the potential for adverse landscape impact, thus providing landscape grounds for refusal, policy ST5 para 4.*

**County Archaeologist:** No objections.

## **REPRESENTATIONS**

None received.

## **CONSIDERATIONS**

### **Principle of Development: Sustainability**

Compton Dundon is identified in the Local Plan as a settlement with a development area. On this basis, recent permissions have been granted, including appeal decisions, at various localities within the village. The village is generally regarded as a sustainable location for development at a small scale, subject to its compliance with other considerations and policies. The site is contiguous with development within the defined area, and on the basis of previous decisions, it is not considered that a refusal of permission could be sustained on the basis of being remote from services and facilities, or fostering growth in the need to travel. In this sense, the site is considered to represent a 'sustainable' locality.

### **Visual and Landscape Impact**

The Council's Landscape Architect raises an objection to the proposal on the grounds of adverse impact to the setting and local landscape (see above). As the applicant was advised in pre-application advice, a dwelling on this paddock would constitute backland development, at odds with the established character of the village edge. The impact is exacerbated by the large size of the agricultural land to be domesticated for the gain of only a single dwellinghouse. It is not considered that a dwelling on this land would respect and maintain the character and appearance of the setting, contrary to advice contained with the NPPF, and saved policies of the Local Plan. The gain of a single dwellinghouse for the loss of this amount of land at the rural edge of the village is not considered to outweigh any identified benefit.

### **Highway Safety**

Access is shown onto Compton Street (although access is a 'reserved matter' under the application details). Visibility from the existing access point in both directions is good, provided undergrowth is kept back within the highway road area. The lane is not heavily trafficked, and it is not considered that any highway safety issue arises from the use of this access for a single dwellinghouse. However, access is a reserved matter, and would have to be assessed afresh in a second stage application (Reserved Matters).

### **Impact on Residential Amenity**

The site is large, and it is quite possible to accommodate a single storey dwellinghouse on it without raising overlooking or other amenity concerns. This issue would be dealt with in greater detail at the detailed design stage, but at this outline stage is not considered to raise any reason for refusal.

### **EIA Regulations**

Not relevant.

### **Conclusion**

The site is located outside the defined area, but closely related to it. On the basis of previous planning decisions, it is considered that the location is sustainable in principle. However, the

site is clearly 'backland' in character, representing part of an important visual and landscape buffer between the development - largely focussed on the main highways - and agricultural land beyond. A dwellinghouse in this locality would undermine the essential character of the setting, contrary to the aims of the NPPF and saved policies within the Local Plan. It is accordingly recommended for refusal.

### **S.106 AGREEMENT**

Not relevant.

### **RECOMMENDATION**

Refuse.

### **FOR THE FOLLOWING REASON:**

01. The proposal, by reason of its siting, represents an unwelcome extension of development into the open, rural edge of the village, which fails to respect the established character and appearance of the settlement and the immediate setting, contrary to the aims and objectives of the NPPF and saved Policies ST5 and ST6 of the South Somerset Local Plan, 2006.

### **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 was advised during pre-application discussions that the proposal did not accord with the development plan and would be unlikely to be approved, and that there were no material planning considerations to outweigh these problems.

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