

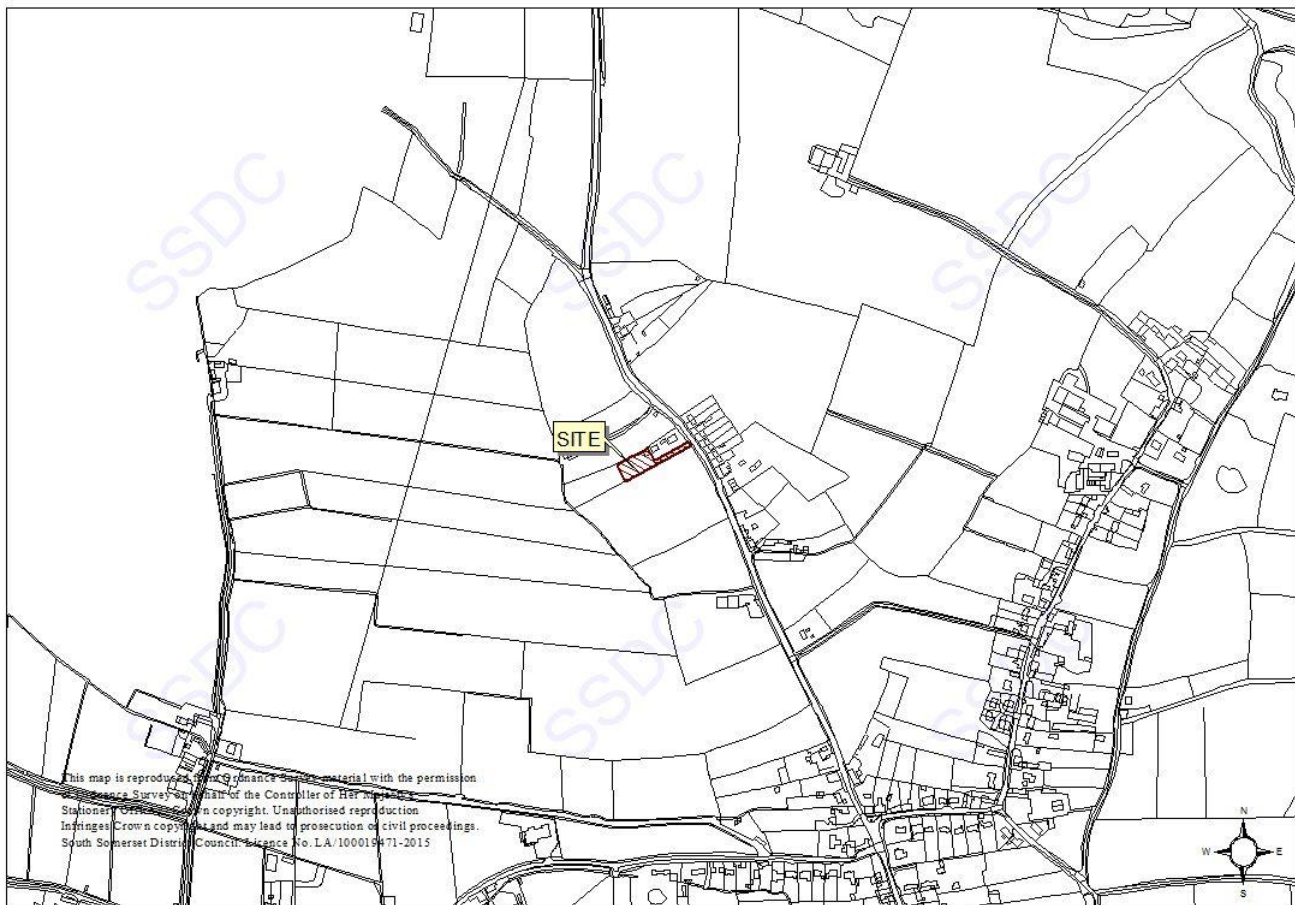
## Officer Report On Planning Application: 17/03292/FUL

<b>Proposal :</b>	Part change of use of land, the erection of 1 No. dwelling and detached triple garage.
<b>Site Address:</b>	Clarendon Lodge, Street Road, Compton Dundon.
<b>Parish:</b>	Compton Dundon
<b>WESSEX Ward (SSDC Member)</b>	Cllr Stephen Page Cllr Dean Ruddle
<b>Recommending Case Officer:</b>	Nicholas Head Tel: (01935) 462167 Email: nick.head@southsomerset.gov.uk
<b>Target date :</b>	5th October 2017
<b>Applicant :</b>	Mr Scott Baker
<b>Agent: (no agent if blank)</b>	Mr Colin Dawson, Colin Dawson Associates, Prestbury, 4 The Drive, Woolavington, Bridgwater TA7 8EJ
<b>Application Type :</b>	Minor Dwellings 1-9 site less than 1ha

### REASON FOR REFERRAL TO COMMITTEE

The report is referred to the Committee at the request of a Ward member to enable a full discussion of the issues raised.

### SITE DESCRIPTION AND PROPOSAL





The site forms part of the rear garden belonging to Clarendon House, a modest detached bungalow, located opposite an existing row of houses and connected to the main built up hub of Compton Dundon by a continuous footpath. The existing access is substandard in visibility and gives on to the B3151 along the side of the house. The site is flat and fairly level, with a slight downward slope towards the west. It is enclosed by native hedgerows along the side boundaries and open to the field beyond. There is a residential property (Traveller site: Hedgerow Meadow) in the adjacent field to the northwest of the site.

Outline permission and subsequent reserved matters approval was granted for a single dwellinghouse. This application now seeks approval for a revised scheme, making changes to the appearance of the dwelling, and moving the position

## HISTORY

- 17/02014/REM Application for reserved matters following approval of 16/00678/OUT to include details of appearance, landscaping, layout and scale - permitted with conditions
- 16/00678/OUT Proposed single dwelling, amended access and extended curtilage to include cottage orchard - permitted with conditions
- 13/02964/FUL Replacement dwelling and garage. Alterations to exiting highway entrance including a dropped kerb. Extended curtilage to include cottage orchard. Permitted.

## **POLICY**

The South Somerset Local Plan (2006 - 2028) was adopted on the 5th March 2015. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and Section 70(2) of the Town and Country Planning Act 1990 (as amended), the adopted local plan now forms part of the development plan. As such, decisions on the award of planning permission should be made in accordance with this development plan, unless material considerations indicate otherwise. Legislation and national policy are clear that the starting point for decision-making is the development plan, where development that accords with an up-to-date local plan should be approved, and proposed development that conflicts should be refused, unless other material considerations indicate otherwise.

### **Policies of the South Somerset Local Plan (2006 - 2028)**

SD1 Sustainable Development  
SS2 Development in Rural Settlements  
TA5 Transport Impact of New Development  
TA6 Parking Standards  
EQ2 General Development  
EQ4 Biodiversity

### **National Planning Policy Framework (March 2012)**

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

### **Policy-related Material Considerations**

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:** *Whilst the site has an outline consent, the varied detailed proposals that have subsequently come forward have raised landscape issues, such that the acceptability of the proposal is called into question. Whilst this latest iteration appears to simply shunt the previously approved house design further to the southwest, the result is a dis-aggregation of the two buildings, such that on balance, I am unable to offer landscape support.*

**Drainage Board:** No comment received.

## **REPRESENTATIONS**

None received.

## **CONSIDERATIONS**

### **Principle of Development**

The site enjoys permission for a dwellinghouse, but within a smaller residential curtilage and more closely related to the existing bungalow. The principle of a new dwellinghouse is accepted.

### **Visual and Landscape Impact**

Although it is accepted that an additional dwellinghouse has been approved for this site, the current proposal extends the spread of built development westwards into agricultural land by a significant amount (a distance of a further 30m, approx 45% more than the approved area). This is an open countryside site, where there is a fundamental need to protect the existing rural character of the area, and where development should be kept to a compact minimum. In an outline application (16/00678/OUT), Area North Committee was persuaded that the compact form of development presented would be acceptable, and permission was granted. At the reserved matters stage, the applicant sought to move away from this arrangement, but this was resisted, and the final approved scheme, although larger than that contemplated by the Committee at outline stage, still respected the need for a compact form of development, and minimal expansion into agricultural land.

The current revised application changes that. It also changes the physical appearance and scale of the building itself and separates the garage from it. The result is a larger built footprint (total floor area of 331 sq m) spreading development over a larger area into agricultural land. This is considered to be unnecessarily harmful to the countryside setting and general landscape appearance.

### **Building Design**

The approved scheme allowed a barn-like building placed along the northern boundary of the site, close to the existing bungalow. Although large, it was acceptably detailed, with natural stone and timber finishes, and modest amounts of glazing. The revised scheme has changed not only the scale, but the detailing, removing the natural timber in favour of a synthetic product, and introducing a large amount of glazing.

The NPPF states as one of its core principles, the need for planning always to seek to secure high quality design. It elaborates (paragraph 56) that 'Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.' It is not considered that the design approach respects and contributes to local character and distinctiveness of the area; rather it represents a more suburban form of development occupying a larger proportion of the site than necessary. In these respects, it is not considered to succeed in meeting the stated aims of both the NPPF and the Local Plan.

### **Impact on Residential Amenity**

Although closer to the residential site to the north, the proposed building is not within unacceptably close proximity of other residential occupants, and it is not considered that there would be any demonstrable harm to residential amenity resulting from the proposal.

### **Highway Safety**

The access remains the same as was approved at the outline stage. Adequate space is provided on site for parking and turning. It is not considered that the proposal would raise any highway safety concerns.

## **Conclusion**

The principle of a dwellinghouse has been previously established, and the site enjoys an extant permission for a large new dwellinghouse. However, the original approval was granted on the basis of a compact layout and design that would minimise the impact on open agricultural land, and the general countryside setting. The current proposal extends the residential use and built form over an additional 45% of the length of site originally contemplated, and is considered to cause avoidable and unacceptable harm to the countryside setting. This impact is exacerbated by the scale and detailed design of the buildings, which are not considered to reinforce local distinctiveness or the established rural character of the setting. The site enjoys permission for a viable dwellinghouse with garden and garaging, and it is not considered that there is any justification for the changes which have been proposed that would outweigh the identified harm to the setting. For these reasons, the proposal is recommended for refusal.

## **RECOMMENDATION**

Refuse.

## **FOR THE FOLLOWING REASON:**

01. The proposal, by reason of its design, layout, scale and materials, represents a poor design response to the setting that fails to respect and reinforce local distinctiveness and the character and appearance of the landscape. In particular, given the extant permission for a large dwellinghouse laid out in a more compact form, the unnecessary extension of built form and domestic garden area into agricultural land is not considered to be justified, and the identified harm can demonstrably be avoided by that preferable design solution. In these respects the proposal is considered contrary to the core principles and detailed advice (particularly paragraph 56) of the NPPF and Policy EQ2 of the South Somerset Local Plan.

## **SUBJECT TO THE FOLLOWING:**

### **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, there were no material planning considerations to outweigh these problems.

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