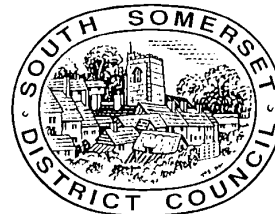


South Somerset District Council

Notice of Meeting



Area South Committee

Making a difference where it counts

Wednesday 6th February 2019

2.00 pm

**Council Chamber, Council Offices,
Brympton Way, Yeovil BA20 2HT**

(Disabled access and a hearing loop are available at this meeting venue)



The following members are requested to attend this meeting:

Cathy Bakewell
John Clark
Gye Dibben
John Field
Nigel Gage
Peter Gubbins
Kaysar Hussain

Andy Kendall
Sarah Lindsay
Mike Lock
Tony Lock
Sam McAllister
Graham Oakes
Wes Read

David Recardo
Gina Seaton
Peter Seib
Alan Smith
Rob Stickland

Consideration of planning applications will commence no earlier than **2.30pm**.

For further information on the items to be discussed, please contact the Case Services Officer (Support Services) on 01935 462011 or democracy@southsomerset.gov.uk

This Agenda was issued on Monday 28 January 2019.

Alex Parmley, Chief Executive Officer



This information is also available on our website
www.southsomerset.gov.uk and via the mod.gov app

Information for the Public

The council has a well-established area committee system and through four area committees seeks to strengthen links between the Council and its local communities, allowing planning and other local issues to be decided at a local level (planning recommendations outside council policy are referred to the district wide Regulation Committee).

Decisions made by area committees, which include financial or policy implications are generally classed as executive decisions. Where these financial or policy decisions have a significant impact on council budgets or the local community, agendas will record these decisions as “key decisions”. The council’s Executive Forward Plan can be viewed online for details of executive/key decisions which are scheduled to be taken in the coming months. Non-executive decisions taken by area committees include planning, and other quasi-judicial decisions.

At area committee meetings members of the public are able to:

- attend and make verbal or written representations, except where, for example, personal or confidential matters are being discussed;
- at the area committee chairman’s discretion, members of the public are permitted to speak for up to up to three minutes on agenda items; and
- see agenda reports

Meetings of the Area South Committee are held monthly, usually at 2.00pm, on the first Wednesday of the month at the Council Offices, Brympton Way, Yeovil (unless specified otherwise).

Agendas and minutes of meetings are published on the council’s website
www.southsomerset.gov.uk/councillors-and-democracy/meetings-and-decisions

Agendas and minutes can also be viewed via the mod.gov app (free) available for iPads and Android devices. Search for ‘mod.gov’ in the app store for your device, install, and select ‘South Somerset’ from the list of publishers, then select the committees of interest. A wi-fi signal will be required for a very short time to download an agenda but once downloaded, documents will be viewable offline.

Public participation at committees

Public question time

The period allowed for participation in this session shall not exceed 15 minutes except with the consent of the Chairman of the Committee. Each individual speaker shall be restricted to a total of three minutes.

Planning applications

Consideration of planning applications at this meeting will commence no earlier than the time stated at the front of the agenda and on the planning applications schedule. The public and representatives of parish/town councils will be invited to speak on the individual planning applications at the time they are considered.

Comments should be confined to additional information or issues, which have not been fully covered in the officer’s report. Members of the public are asked to submit any additional documents to the planning officer at least 72 hours in advance and not to present them to the Committee on the day of the meeting. This will give the planning officer the opportunity to respond appropriately. Information from the public should not be tabled at the meeting. It should

also be noted that, in the interests of fairness, the use of presentational aids (e.g. PowerPoint) by the applicant/agent or those making representations will not be permitted. However, the applicant/agent or those making representations are able to ask the planning officer to include photographs/images within the officer's presentation subject to them being received by the officer at least 72 hours prior to the meeting. No more than 5 photographs/images either supporting or against the application to be submitted. The planning officer will also need to be satisfied that the photographs are appropriate in terms of planning grounds.

At the committee chairman's discretion, members of the public are permitted to speak for up to three minutes each and where there are a number of persons wishing to speak they should be encouraged to choose one spokesperson to speak either for the applicant or on behalf of any supporters or objectors to the application. The total period allowed for such participation on each application shall not normally exceed 15 minutes.

The order of speaking on planning items will be:

- Town or Parish Council Spokesperson
- Objectors
- Supporters
- Applicant and/or Agent
- District Council Ward Member

If a member of the public wishes to speak they must inform the committee administrator before the meeting begins of their name and whether they have supporting comments or objections and who they are representing. This must be done by completing one of the public participation slips available at the meeting.

In exceptional circumstances, the Chairman of the Committee shall have discretion to vary the procedure set out to ensure fairness to all sides.

Recording and photography at council meetings

Recording of council meetings is permitted, however anyone wishing to do so should let the Chairperson of the meeting know prior to the start of the meeting. The recording should be overt and clearly visible to anyone at the meeting, but non-disruptive. If someone is recording the meeting, the Chairman will make an announcement at the beginning of the meeting.

Any member of the public has the right not to be recorded. If anyone making public representation does not wish to be recorded they must let the Chairperson know.

The full 'Policy on Audio/Visual Recording and Photography at Council Meetings' can be viewed online at:

<http://modgov.southsomerset.gov.uk/documents/s3327/Policy%20on%20the%20recording%20of%20council%20meetings.pdf>

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Area South Committee

Wednesday 6 February 2019

Agenda

Preliminary Items

1. Minutes of previous meeting

To approve the minutes of the Area South Committee held on Wednesday 5th December 2018.

2. Apologies for absence

3. Declarations of Interest

In accordance with the Council's current Code of Conduct (as amended 26 February 2015), which includes all the provisions relating to Disclosable Pecuniary Interests (DPI), personal and prejudicial interests, Members are asked to declare any DPI and also any personal interests (and whether or not such personal interests are also "prejudicial") in relation to any matter on the Agenda for this meeting.

Members are reminded that they need to declare the fact that they are also a member of a County, Town or Parish Council as a Personal Interest. Where you are also a member of Somerset County Council and/or a Town or Parish Council within South Somerset you must declare a prejudicial interest in any business on the agenda where there is a financial benefit or gain or advantage to Somerset County Council and/or a Town or Parish Council which would be at the cost or to the financial disadvantage of South Somerset District Council.

Planning Applications Referred to the District Council's Regulation Committee

The following members of this Committee are also members of the Council's Regulation Committee:

Councillors Peter Gubbins, Mike Lock, Tony Lock and David Recardo.

Where planning applications are referred by this Committee to the Regulation Committee for determination, Members of the Regulation Committee can participate and vote on these items at the Area Committee and at Regulation Committee. In these cases the Council's decision-making process is not complete until the application is determined by the Regulation Committee. Members of the Regulation Committee retain an open mind and will not finalise their position until the Regulation Committee. They will also consider the matter at Regulation Committee as Members of that Committee and not as representatives of the Area Committee.

4. Public question time

5. Chairman's announcements

6. Reports from representatives on outside organisations

This is an opportunity for Members who represent the Council on outside organisations to report items of interest to the Committee.

Items for discussion

- 7. Citizens Advice South Somerset (CASS)** (Page 6)
- 8. Area South Forward Plan** (Pages 7 - 8)
- 9. Appeals (For Information Only)** (Page 9)
- 10. Schedule of Planning Applications to be Determined by Committee** (Pages 10 - 11)
- 11. Planning Application 18/01704/FUL - 47 Rowan Way Yeovil BA20 2NP** (Pages 12 - 19)

Please note that the decisions taken by Area Committees may be called in for scrutiny by the Council's Scrutiny Committee prior to implementation.

This does not apply to decisions taken on planning applications.

Agenda Item 7

Citizens Advice South Somerset (CASS)

Lead Officer: Angela Kerr; Chief Executive Officer, CASS
Contact Details: angela.kerr@southsomcab.org.uk (01935 847661)

Angela Kerr, Chief Executive of Citizens Advice South Somerset, will be attending Area South Committee to deliver her annual presentation to members on the work of CASS during 2018 and their future plans.

Agenda Item 8

Area South Committee Forward Plan

Director: Netta Meadows, Strategy and Support Services
Agenda Co-ordinator: Jo Boucher, Case Services Officer – Support Services
Contact Details: jo.boucher@southsomerset.gov.uk or (01935) 462011

Purpose of the Report

This report informs Members of the agreed Area South Forward Plan.

Recommendations

Members are asked to:-

1. Comment upon and note the proposed Area South Forward Plan as attached at Appendix A.
2. Identify priorities for further reports to be added to the Area South Forward Plan, developed by the SSDC lead officers

Area South Committee Forward Plan

The forward plan sets out items and issues to be discussed by the Area Committee over the coming months.

The forward plan will be reviewed and updated each month, by the joint lead officers from SSDC, in consultation with the Area Committee Chairman. It is included each month with the Area Committee agenda, where members of the Area Committee may endorse or request amendments.

Members of the public, councillors, service managers, and partners may request an item is placed within the forward plan for a future meeting, by contacting the Democratic Services Officer.

Background Papers

None

Appendix A

Notes

- (1) Items marked in *italics* are not yet confirmed, due to the attendance of additional representatives.
- (2) For further details on these items, or to suggest / request an agenda item for the Area South Committee, please contact the Democratic Services Officer; Jo Boucher.

Meeting Date	Agenda Item	Background/ Purpose	Lead Officer
6th March 2019	Yeovil Refresh and Economic Development Update Report	Update on the Yeovil Refresh and Economic Development	Natalie Fortt, Regeneration Programme Manager/ Peter Paddon Lead Specialist, Economy
	Yeovil Western Corridor Update Presentation	Quarterly update presentation from SCC on the Yeovil Western Corridor Improvements	Andy Coupe, SCC Strategic Manager Infrastructure Programmes
	Yeovil Crematorium	Presentation on the refurbishment/design of the Crematorium.	Chris Cooper, Environment Services Manager
TBC	<i>Somerset Highways – maintenance programme</i>	<i>A six monthly update report on the current and expected highways maintenance programme in Area South</i>	<i>Mike Fear, Assistant Highway Service Manager, South Somerset Highways</i>
TBC	<i>Future demand and requirements for Education in Yeovil</i>	<i>To discuss future demand and requirements for education, in particular the requirement for future secondary school places.</i>	<i>Somerset County Council, Education</i>
TBC	<i>Yeovil Eastern Corridor Improvement Works</i>	<i>To give members the opportunity to feedback and discuss the ongoing problems and issues of the scheme.</i>	<i>TBC</i>

Agenda Item 9

Planning Appeals (For information)

Director: Martin Woods, Service Delivery
Lead Officer: Martin Woods, Service Delivery
Contact Details: martin.woods@southsomerset.gov.uk or (01935) 462071

Purpose of the Report

To inform members of the appeals that have been lodged, decided upon or withdrawn.

Recommendation

That the report be noted.

Background

The Area Chairmen have asked that a monthly report relating to the number of appeals received, decided upon or withdrawn be submitted to the committee.

Appeals Received

Ward: Coker
Proposal: The erection of a two storey side and single storey rear extension to dwellinghouse (part retrospective)
Appellant: Mr Liam Delaney
Site: 10 Westbury Gardens Higher Odcombe Yeovil Somerset BA22 8UR

Financial Implications

None

Implications for Corporate Priorities

None

Other Implications

None

Background Papers: Planning application files

Agenda Item 10

Schedule of Planning Applications to be determined by Committee

Director: Martin Woods, Director - Service Delivery
Service Manager: Simon Fox, Lead Specialist - Planning
Contact Details: simon.fox@southsomerset.gov.uk or 01935 462509

Purpose of the Report

The schedule of planning applications sets out the applications to be determined by Area South Committee at this meeting.

Recommendation

Members are asked to note the schedule of planning applications.

Please note: Consideration of planning applications will commence no earlier than 2.30pm.

Members of the public who wish to speak about a particular planning item are recommended to arrive for 2.15pm.

SCHEDULE					
Agenda Number	Ward	Application	Brief Summary of Proposal	Site Address	Applicant
11	YEOVIL SOUTH	18/01704/FUL	Erection of an attached dwelling	47 Rowan Way Yeovil BA20 2NP	Mr Nick Barnes

Further information about planning applications is shown below and at the beginning of the main agenda document.

The Committee will consider the applications set out in the schedule. The Planning Officer will give further information at the meeting and, where appropriate, advise members of letters received as a result of consultations since the agenda had been prepared.

Referral to the Regulation Committee

The inclusion of two stars (**) as part of the Development Manager's recommendation indicates that the application will need to be referred to the District Council's Regulation Committee if the Area Committee is unwilling to accept that recommendation.

The Lead Planning Officer, at the Committee, in consultation with the Chairman and Solicitor, will also be able to recommend that an application should be referred to District Council's Regulation Committee even if it has not been two starred on the Agenda.

Human Rights Act Statement

The Human Rights Act 1998 makes it unlawful, subject to certain expectations, for a public authority to act in a way which is incompatible with a Convention Right. However when a planning decision is to be made there is further provision that a public authority must take into account the public interest. Existing planning law has for many years demanded a balancing exercise between private rights and public interest and this authority's decision making takes into account this balance. If there are exceptional circumstances which demand more careful and sensitive consideration of Human Rights issues then these will be referred to in the relevant report.

Agenda Item 11

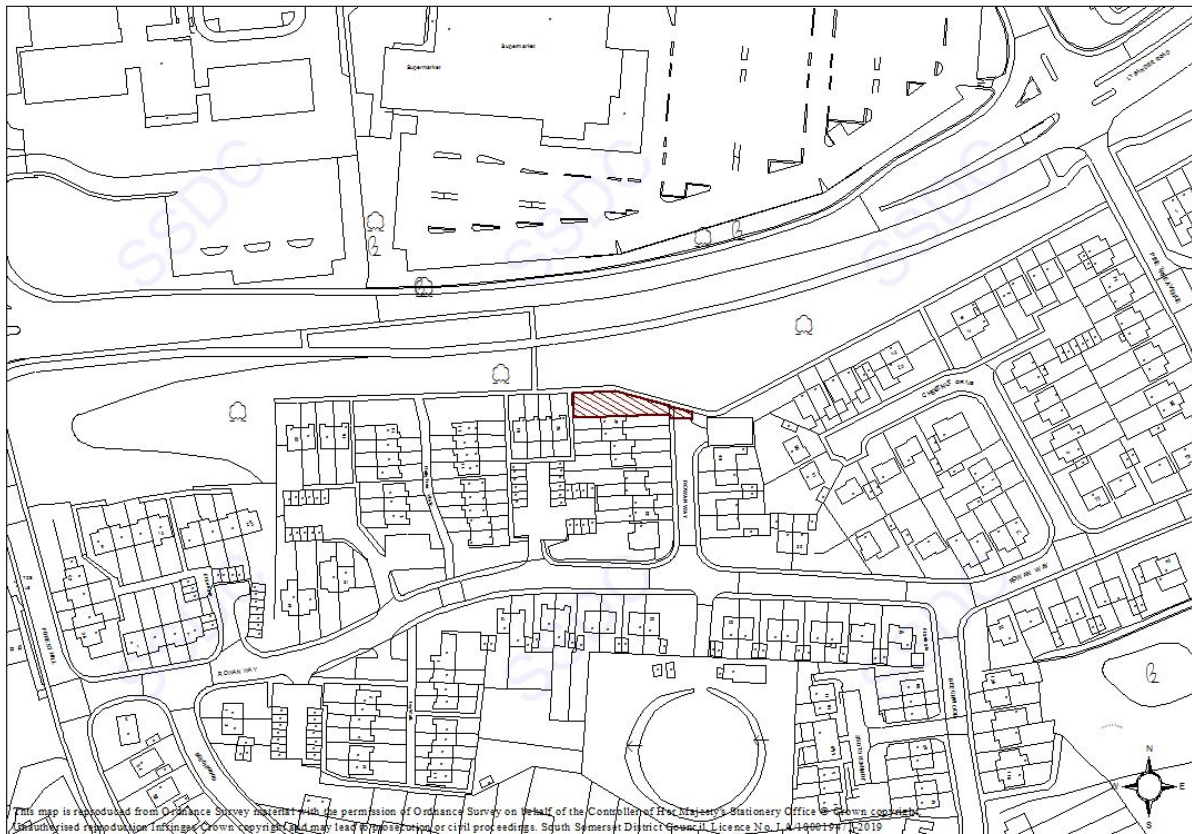
Officer Report On Planning Application: 18/01704/FUL

Proposal :	Erection of an attached dwelling
Site Address:	47 Rowan Way Yeovil BA20 2NP
Parish:	Yeovil
Yeovil (South) Ward (SSDC Member)	Cllr J Field Cllr N J Gage Cllr S McAllister
Recommending Case Officer:	April Waterman Tel: 01935 462499 Email: april.waterman@southsomerset.gov.uk
Target date :	24th July 2018
Applicant :	Mr Nick Barnes
Agent: (no agent if blank)	Mr Stephen Way Durdle Door Littledown Shaftesbury SP7 9HD Dorset
Application Type :	Minor Dwellings 1-9 site less than 1ha

Reason for Referral to Committee

The application is referred to the Committee at the request of one of the Ward Members and in agreement with the Area Chair to enable the planning considerations to be discussed.

Site Description and Proposal





The site lies on the west side of a northern spur of Rowan Way in an established residential area within the urban framework of Yeovil. The site forms part of the front, side and rear garden serving an end-of-terrace two storey house. The plot is quite level. It is bounded on the south side by the existing house and the remainder of its front drive and garden, to the east by the cul-de-sac of Rowan Way, and to the west by a footway and the side of the house and curtilage of no 25 Holly Tree Walk. To the north the site is bordered by the east-west footway continuing from Holly Tree Walk, which runs along the southern edge of the landscaped verge (an extensive area of grass, shrub and tree cover) of the A3088 Lysander Road. The plot is currently bounded on the west, north and part east by timber fencing. The front garden of no. 47 has been largely paved over to create car parking, accessed by a relatively new wide dropped kerb off the north west end corner of Rowan Way.

The area is characterised by two-storey brick and concrete-tiled modern housing that is arranged in terraces or in handed pairs of semi-detached housing (some extended), with a single detached house at the southern end of the spur. The housing on this part of Rowan Way is served by a mixture of original driveways, newly-paved forecourts, a parking area on the eastern side of the end of the cul-de-sac, and on-street parking, together with a courtyard of garages to the west of the site.

The "building line" along both sides of the cul-de-sac is staggered with each pair of houses set slightly further back from its southerly neighbour on the western side of the spur. On the eastern side this staggered effect is mirrored. The terraces of housing which face onto or are perpendicular to Holly Tree Walk are also generally respectful of the alignment of this curving footway along its southern edge, although the rhythm of house forms is broken at the end of the spur where high timber fencing, to enable privacy on rear garden areas, and an open area of courtyard parking at the turning head of the cul-de-sac break this alignment. The front gardens along Rowan Way are, where not hard-surfaced, largely laid to grass, with just a few small trees and shrubs adding vertical interest in an otherwise fairly open plan area. Dropped kerbs enable vehicles to cross the footways that line both sides of Rowan Way. Timber boarded fencing defines the side and rear gardens of corner plot housing at both the north and south ends of the spur.

The landscaped highway verge that runs along the southern side of Lysander Road (to the north of the site) measures, at its narrowest part between the site and the A3088 carriageway, some 32 m, and at its widest about 43 m. The landscaping comprises grassed areas, with tree and shrub cover giving hit-and-miss screening along the route between the A road carriageway and the housing on Rowan Way and Holly Tree Walk, and accommodates a central footway along its length.

The application site is at the junction of the rectilinear and fairly regular housing pattern of residential development in this part of Rowan Way, and the informal landscaped highway verge, although the site falls clearly within a domestic land use (being part of the defined garden of the end-of-terrace house at no.47).

The land lies within Flood Zone 1, and in an area identified as being less susceptible to surface water flooding. The site hosts no trees protected by a TPO, nor is it identified as potentially contaminated.

The application seeks full planning permission to attach a new two storey house to the end of the terrace, set back from the face of No. 47, and thereby to continue the staggered frontage of the terrace. The proposed foot print of the new dwelling has been amended to now copy the width of the existing no. 47, so reducing the proposed accommodation from three bedrooms to two, and showing an eaves, ridgeline, porch and fenestration detail to match its host building. The existing front paved area is shown divided between no. 47 and the new house to provide 2 in-series car parking spaces for each dwelling, both sets being accessible by the recently-laid dropped kerbing.

First floor windows from the rear of the new dwelling would enable views over the front garden of no 25 Holly Tree Walk to the west at a range of about 9 metres, although no views into this house itself would be enabled (the flank wall of no. 25 has no upper floor opening). Otherwise, the aspect of the proposed dwelling would be across the end of Rowan Way cul-de-sac, across the landscaped area and along the footpath.

A design and access statement accompanied the initial plans submission, and additional information has been supplied during the course of the application, stating the intention to let the property, confirming that the paved car parking area at the front of no. 47 complies with proper drainage for water run-off, and that conservatories and log cabins have been erected further along Lysander Road that break the design aesthetic of the area and lie outside the building line.

HISTORY

17/03549/FUL Erection of dwelling. Permission refused 20.10.2017.

CONSULTATIONS

Parish Council

Initial scheme: Refusal on the grounds that the application would
Breach the existing building line,
Cause overdevelopment,
Impinge on green space,
Increase surface water run-off, and
Be out of keeping with the design of the area.

Revised scheme: Having looked at the new design of this application, I am still opposed to this development. It will break the frontage of the building line, there is an access path which is used regularly running along the north side, this building will come close to the edge of the path, there is already a high wooden fence there, which is against the by-laws (I would like to see that removed as well, this area was supposed to be open plan). The fence casts a shadow on the path particularly in the evenings. The extension would increase the shadow. I still believe these are grounds for denying the application along

with the obvious over development of the site, high fences included.

SSDC Highway Consultant

Initial scheme: I refer to the comments I made in response to the previous similar planning application on this site (17/0359/OUT) which apply equally to the current scheme, as follows: 'I understand the car parking area (capable of accommodating four cars of minimum dimensions 5.5m x 2.4m per space) has already been constructed. I assume the hard surfacing has been drained to ensure no surface water would discharge on to the public highway. The level of parking is appropriate being in line with the Somerset Parking Strategy optimum standards and I have no issues with the safety implications of the scheme.'

Revised scheme: No further significant comments to make although it may be useful if the individual parking spaces (two per property) are marked out on the plans in accordance with the dimensions I have stated previously.

SCC Highway Authority

Initial and revised scheme: Standing advice applies

SSDC Engineer

Comments awaited

SSDC Environmental Protection

I have no comments

REPRESENTATIONS

The initial application was publicised by the display of a notice on the site, and by the notification by letter of neighbouring residents and of one further address within the locality. The revised drawings were subject of re-notification by letter of the neighbours.

Initial scheme: Objections raised to the proposed development comprised the following comments:

This would greatly restrict the light to the homes of 19 - 25 Holly Tree Walk.

Also with regards to the building line already being broken (no. 14) I would like to note this is only a one level conservatory attached to an already present dwelling - not a double storey 3 bed new dwelling.

A previous application made on September/October 2017 was refused on the basis that:

Overdevelopment of the site;

Would extend outside the established building line;

Would impinge upon green space;

Design not in keeping with existing houses.

Whilst efforts have been made to address the latter comment, the first three remain valid and unaddressed.

I would wish to highlight again the problem of surface water run-off, the green spaces between the existing houses and Lysander Road being needed to soak-away surface water draining downhill. The frontages of 19 - 21 - 23 and 25 Holly Tree Walk are particularly susceptible in this respect.

If approved (even with conditions attached) this proposal would set a precedent which could be problematical at later date.

Revised scheme: I would contend that the reservations expressed [previously] are still valid and would wish to re-state my objection to this planning application.

POLICY

Section 70 (2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 together govern how the Council makes decisions on planning

applications. To the extent that development plan policies are material to an application for planning permission the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise.

The National Planning Policy Framework 2012 was replaced with a new version in July 2018. This document is a material consideration in planning decisions. While the Framework should be read as a whole, attention is drawn here to the relevance of particular Chapters and Paragraphs contained within it.

National Planning Policy Framework

Chapter 2: Achieving sustainable development, including Paragraph 11 The presumption in favour of sustainable development.

Chapter 5: Delivering a sufficient supply of homes

Chapter 8: Promoting healthy and safe communities

Chapter 9: Promoting sustainable transport

Chapter 11: Making effective use of land

Chapter 12: Achieving well-designed places

South Somerset Local Plan (2006-2028)

The development plan comprises the South Somerset Local Plan 2006-2028 (adopted March 2015), the policies of which (that are relevant to this application) are set out below:

Policy SD1 - Sustainable development

Policy SS1 - Settlement strategy

Policy SS4 - District-wide housing provision

Policy SS5 - Delivering new housing growth

Policy SS6 - Infrastructure delivery

Policy YV1 - Urban framework and greenfield housing for Yeovil

Policy HG5 - Achieving a mix of market housing

Policy TA1 - Low carbon travel

Policy TA5 - Transport impact of new development

Policy TA6 - Parking standards

Policy EQ1 - Addressing climate change in South Somerset

Policy EQ2 - General development

Policy EQ5 - Green infrastructure

Policy EQ7 - Pollution Control

Somerset County Council Parking Strategy (March 2012) and Standing Advice (June 2013) are relevant to the interpretation of Policy TA6 above.

CONSIDERATIONS

The key considerations in this case are:

Whether in principle this proposal in this location comprises sustainable development;

Whether the design of the proposal demonstrates an appropriate form and scale of development that respects the character of the locality and results in no harm to residential amenity or to the local environment, and

Whether impacts of the development on the safety and convenience for all highway users are satisfactory.

Principle of development

The site is located on Rowan Way, within the Urban Framework of Yeovil, where the principle of new housing is accepted and focussed (policies SD1, SS1, SS4, SS5 and YV1). Within the expectation that Yeovil will deliver 7441 new homes over the Local Plan period, there is a reliance on windfall developments such as that proposed to make up a significant proportion of the new units. The location

of the proposed development site is within reasonable distance of commercial and community services, places of employment, and public transport links, so in general terms a new residential unit in this location would be considered to comprise sustainable development. The scheme would accord with the terms and objectives of Policies SD1, SS1, SS4 and YV1 and with guidance contained in the NPPF 2018.

Design

The grain of development within this area is typified by pairs and short terraces of two-storey housing, generally respecting a discernible building line parallel with the highway on both sides of Rowan Way, and to a lesser extent west and east along Holly Tree Walk. There is in general a rhythm of frontage widths along the western side of the street with which the proposal now complies. However, the extension of built form to the immediate north of the existing flank wall of no. 47, and to the north of the front wall of no. 25 Holly Tree Walk would break a notional building line formed by the Holly Tree Walk housing frontages, and the side wall of no. 47. This alignment is not continued clearly to the east of the site: the extrapolation of the line of house frontages further to the east shows that the existing no. 47 already breaks such a line, and the wide gap in built form from no 47 eastwards across the end of the cul-de-sac and parking area, to no 28 Chestnut Drive, negates real continuity of this "building line". The depth of landscaped open space which forms the highway verge is at its greatest at the junction point of this spur of Rowan Way. As the existing no 47 is already visible in westward views along the footway then the change to the pattern of development in the area resulting from this new additional attached house is considered to be proportionate in scale and therefore acceptable.

The architectural detailing of the proposed attached dwelling has been amended to accord better with that of the host structure. While clearly identifiable as a separate dwelling from the no. 47, the new construction would generally respect the overall height, materials palette and scale of housing in the street. Precise specifications for all materials, including for boundary treatments, can be secured by condition. Overall the proposed development is considered to fit with the form and design of housing in the area.

The impact of the proposed development would not harm the levels of privacy, light or tranquillity currently enjoyed by residents of nearby properties. It is estimated that the cast of shadow from the proposed building would not diminish the levels of natural light (day and sun) to be experienced within any existing residential property. There may be a diminution of existing levels of early morning light reaching the front garden and side wall of no. 25 Holly Tree Walk, but this reduction in light would represent a very small proportionate change, and be experienced in a relatively short period of the day and year compared to the present extent of shadow cast by existing buildings. The views from the upper windows of the proposed building would not have a line of sight into other existing dwellings to any greater degree than is currently possible, but instead would improve the natural surveillance of the landscaped open space to the north of the site. Front side and rear garden areas are proposed to serve the new development, and an adequate amount of front and rear garden space is shown to be retained for the existing dwelling. No refuse and recycling storage arrangements for the existing or proposed dwellings are indicated, but adequate space appears to exist within the site and retained area for these facilities to be provided, so details may be secured by condition. Furthermore, it is considered that the space and circulation of the layout within the proposed dwelling would provide acceptable living standards for future residents.

No change to the extent of the landscaped area to the north of the site would ensue from the proposed development, as the new dwelling would be sited totally within the existing fenced private garden area of no. 47. There would be no impact on the vegetation comprised within this landscaped area.

No comment has been received from the drainage engineer with regard to the impact of the new dwelling on surface water drainage operations in the vicinity. This matter may be controlled by the imposition of the recommended condition on any planning permission granted.

It is considered that the proposed development would have an acceptable impact on the character and

appearance of the area, and would, by the addition of a new dwelling in the District, assist in the social dimension of sustainable development, in accordance with the Strategic Objectives set out in the Local Plan. The proposed development would not result in an unacceptable level of overlooking of, cause disturbance to or be overbearing upon neighbouring properties, and the new unit would benefit from a reasonable standard of amenity. The scheme can be controlled by condition to ensure that no harm arises to the local water and other natural environment. Subject to suitable conditions, the proposals are considered to comply with Policies Policy SD1, EQ1, EQ2, EQ5 and EQ7 of the South Somerset Local Plan 2015 and in guidance contained in the NPPF 2018.

Access and highways

As noted above, the existing vehicular driveway serving No.47 Rowan Way is proposed to provide access and parking for the new and the existing houses, which, at 2 parking spaces per dwelling, meets the optimal standards set out in the County Parking Strategy, and is therefore considered to be acceptable. No physical definition between the parking spaces for the proposed and existing dwellings is indicated, and this would allow for cars to manoeuvre into and out of the spaces easily and safely.

It is considered that the potential additional traffic to be generated by the construction of a single dwelling in this location would not likely cause danger or inconvenience to other highway users. This cul-de-sac spur of Rowan Way is an unclassified road, and the application site is located off its turning head. Vehicles leaving the site in reverse gear would have adequate provision for manoeuvring into a forward gear before travelling along Rowan Way, therefore. Conditions are recommended to secure the retention of parking provision for both the existing and the proposed dwellings.

No electric vehicle charging points, and no cycle storage facilities are indicated on the drawings, but these may both be required by condition on any planning permission granted.

Subject to compliance with these conditions, the proposed development would accord with policies TA1, TA5 and TA6 of the Local Plan and with the guidance set out in the NPPF 2018. .

RECOMMENDATION

Approve with conditions

01. The proposed house and its curtilage are considered to constitute sustainable development, being located within the urban framework of Yeovil, designed to complement the character and appearance of the area, providing suitable amenity for its future residents and having an acceptable impact on the amenity of neighbouring residents and the natural environment in the locality, and causing no harm to the safety and convenience of all users of the highway network close to the site. The scheme is considered to accord with the terms and objectives of national and local planning policy and guidance, comprising the NPPF 2018 and the adopted South Somerset Local Plan 2006 - 2028 with particular regard to the following policies: SD1, SS1, SS4, SS5, SS6, YV1, HG5, TA1, TA5, EQ1, EQ2, EQ5 and EQ7.

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:

Drawing 1960/11 Location Plan received 25 May 2018
Drawing 1960/10B Proposed scheme received 29 August 2018

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

03. No development hereby permitted shall commence on the site until details of the drainage arrangements for surface water from the new building and from all new hard-surfaced areas within the site shall 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, and shall be so retained thereafter.

Reason: To secure the protection of the local water environment, in accordance with policies EQ1, EQ2 and EQ7 of the adopted South Somerset Local Plan 2006 - 2028 and guidance set out in the NPPF 2018.

04. No construction works relating to the new building shall be commenced until specifications of the type, material, colour and finish of all materials to be used in the external finishes of the building, of all boundary enclosures and of all new hard-surfacing shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved specifications.

Reason: To secure an appropriate quality for the development, in the interests of the character and appearance of the locality, in accordance with policy EQ2 of the adopted South Somerset Local Plan 2006 - 2028 and guidance set out in the NPPF 2018.

05. The development hereby permitted shall not be first occupied until the car parking facilities to serve the new and the existing dwelling on and adjoining the site respectively, as set out on the approved plans, shall be retained as so laid out for these purposes, without obstruction between any of the parking spaces, for the duration of the occupation of the new dwelling.

Reason: To secure adequate parking facilities for the proposed and existing dwellings, in the interests of the safety and convenience of all users of the highway network in the vicinity of the site, in accordance with policies TA5 and TA6 of the adopted South Somerset Local Plan 2006 - 2028 and guidance set out in the NPPF 2018.

06. The development hereby permitted shall not be first occupied until storage for cycles, storage for refuse and recycling materials and an electric vehicle charging point shall have been provided in accordance with details which shall have been previously submitted to and approved in writing by the Local Planning Authority. These facilities shall be retained for the duration of the occupation of the new dwelling.

Reason: To secure the appropriate provision of services and facilities for the proposed dwelling to encourage low carbon sustainable behaviours in the interests of addressing climate change, in accordance with policies SD1, TA1, EQ1 and EQ2 of the adopted South Somerset Local Plan 2006 - 2028 and guidance set out in the NPPF 2018.

Informatives:

01. As required by Sec 70 (2) of the Town and Country Planning Act 1990 and Sec 38 (6) of the Planning and Compulsory Purchase Act 2004, to the extent that its policies are material to this application for planning permission, this decision has been made in accordance with the development plan policies set out in the South Somerset Local Plan 2006 - 2028 and also with regard to the guidance set out in the National Planning Policy Framework 2018. No material considerations in the NPPF 2018 or elsewhere indicate that a decision should be made otherwise