

## **Officer Report On Planning Application: 19/00819/FUL**

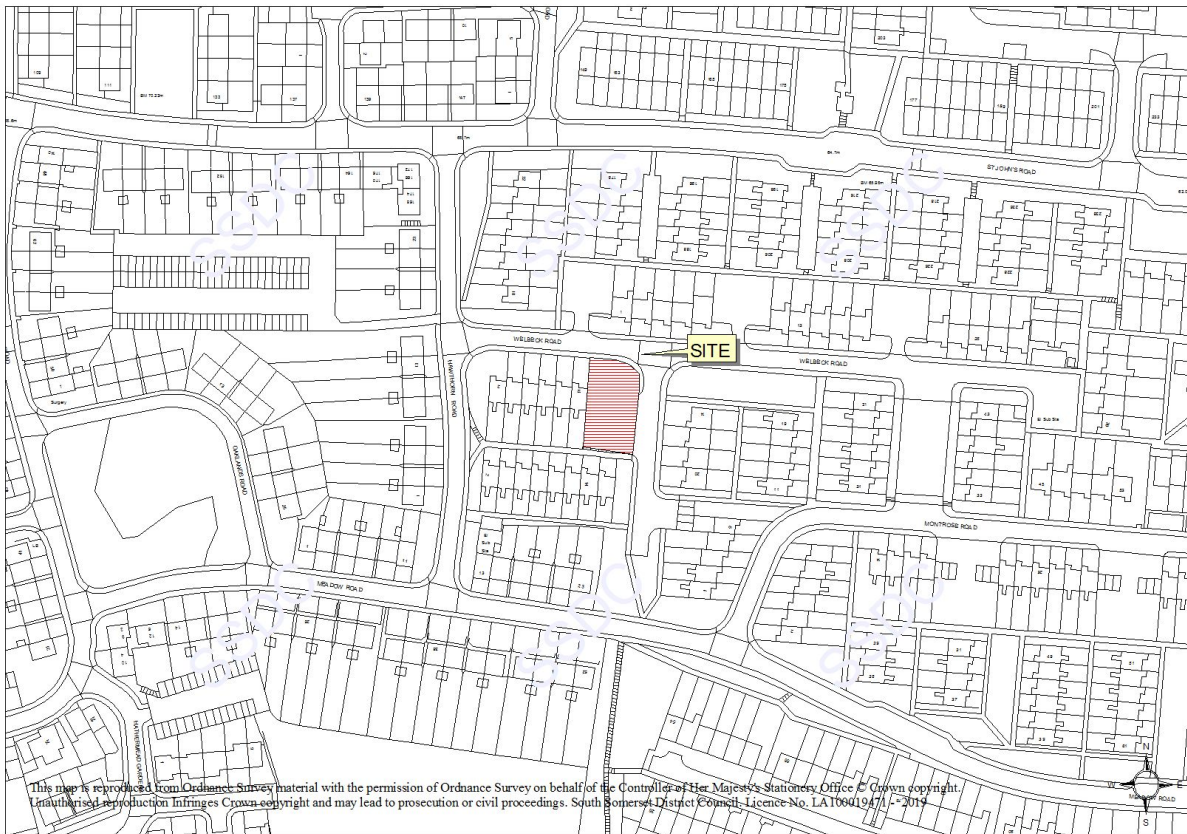
<b>Proposal :</b>	Demolition of 8 garages, erection of pair of semi-detached dwellings and construction of 8 parking spaces
<b>Site Address:</b>	Land Adj To 12 Welbeck Road Yeovil
<b>Parish:</b>	Yeovil
<b>YEOVIL LYDE Ward (SSDC Member)</b>	Cllr D Recardo Cllr T Lock
<b>Recommending Case Officer:</b>	Linda Hayden - Specialist
<b>Target date :</b>	16th May 2019
<b>Applicant :</b>	Yarlington Housing Group And South Somerset District Council
<b>Agent: (no agent if blank)</b>	RCC Town Planning Consultancy Sandcliffe House Northgate Street Devizes SN10 1JT
<b>Application Type :</b>	Minor Dwellings 1-9 site less than 1ha

### **Reason for referral to committee**

This application is referred to Area South Committee due to the nature of the proposals and at the discretion of the Lead Specialist for Planning due to SSDC being part owner of the site.

### **Site description and Proposal**





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The application site is in the east of the town of Yeovil on Welbeck Road. The site is at the eastern end of a row of terrace dwellings and includes an existing parking area with no. 8 car garages. The site is in a residential area characterised by mainly two storey terraced properties.

The surrounding residential streets are mostly brick terraces under shallow pitched concert tiles roofs, with areas of render or timber cladding, predominantly on the façade of the first floors. Many of the dwellings in the area have a porch, in a variety of different styles.

Full planning permission is sought demolition of 8 garages, the erection of a pair of semi-detached dwellings and the construction of 8 parking spaces. The façades are proposed as red brick under the concrete tiles roof. Both dwellings will have, in a similar fenestration style to the existing dwellings in the vicinity. The replacement parking spaces will be located at the primary elevation and to the south of the proposed elevation. The plans have been amended in accordance with the advice of the Council's highways consultant.

## HISTORY

No relevant history

## POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11 and 12 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

South Somerset Local Plan (2006 - 2028)

The most relevant policies are:-

SD1 - Sustainable Development

SS1 - Settlement Strategy

SS4 - District Wide Housing Provision

SS5 - Delivering New Housing Growth  
YV1 - Urban Framework and Greenfield Housing for Yeovil  
TA5 - Transport Impact of New Development  
TA6 - Parking Standards  
EQ2 - General Development

National Planning Policy Framework  
Chapter 2 - Achievable sustainable development  
Chapter 6 - Delivering a sufficient supply of homes  
Chapter 7 - Ensuring the vitality of town centres  
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

National Planning Practice Guidance  
Design

Other Relevant Considerations  
Somerset Standing Advice  
Somerset Parking Strategy

## **CONSULTATIONS**

Yeovil Town Council: Recommend Approval

County Highway Authority: Standing Advice Applies

Highways Consultant: Comments received 14th June 2019, following the submission of additional plans.

*'Having reviewed the amended plan and the guidance referred to by the applicant, I can confirm that the proposed site layout is now acceptable. I recommend appropriate conditions are imposed securing the details of the site layout, specifically the proposed parking provision for the two dwellings and the proposed echelon parking for more general use. All these parking bays/areas will need to be properly consolidated and surfaced, and drained as annotated on the plan. A S.184 licence will be required from SCC to drop the kerbing and to re-profile the footway where necessary. The visibility splays as shown on the plan will also need to be secured.'*

Environmental Protection Officer: No comments.

## **REPRESENTATIONS**

Two letters of objections have been received making the following comments:

- Size of site not suitable for the numbering of dwellings
- Will increase the amount of vehicular traffic to the area
- Will exacerbate existing anti-social behaviour

One general observation made comments in relation to the replacement garages and parking spaces and stated that there would only be enough space for no.6 cars rather than the no.8 which is outlined in the proposal.

## **CONSIDERATIONS**

### Principle

The site is located on Welbeck Road, within the Yeovil Development Area 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 being within the Development area and an existing residential area which can utilise the already established amenities and services for the area. So in general terms new residential units 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 2019.

#### Visual Amenity / Character of the Area

It is considered that the dwellings have been carefully designed to reflect the character of the area and include design features that ensure the new buildings will sit appropriately within the street scene. Materials are to match those used in the surrounding terraces. On this basis the proposal complies with Policy EQ2.

#### Residential Amenity

This is an existing residential area of relatively dense development where gardens are already subject to a degree of overlooking. As such, it is not considered that the proposed development would cause an unacceptable increase in overlooking given that the area directly at the rear of the development is commercial and the gardens to either side are set at an oblique angle. In terms of impact upon light or 'overbearing' impact, the two storey part of the development follows the rear walls of the existing properties and as such it is not considered that the proposals will result in unacceptable loss of light or an overbearing impact. It is therefore considered that 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 units would benefit from a reasonable standard of amenity. Subject to suitable conditions, the proposals are considered to comply with Policies Policy EQ1 and EQ2 of the South Somerset Local Plan (2006-2028) and in guidance contained in the NPPF 2018.

#### Highway Safety and Parking

The County Highway Authority have referred to Standing advice and SSDC Highway consultant has stated that he is satisfied with development, subject to conditions to secure details of the site, specifically the proposed parking provision for the two dwellings and the proposed echelon parking and with the proposals as they consider that whilst the proposals do not provide the 'optimum' level of parking provision found within the SCC Parking Strategy, the central location of the site and its close proximity to amenities, facilities and transport links mean it would be unreasonable to raise an objection on the basis of a lack of parking. Therefore, given the highly sustainable nature of the location, the proposal is considered to comply with policies TA5 and TA6 of the South Somerset Local Plan.

#### CIL

Development is liable for CIL

#### Summary

The site is located within the development area of Yeovil and the proposal is considered to be acceptable in relation to design and materials and will form an appropriate addition to the area. The proposal is considered to be acceptable in relation to residential amenity, highway safety and parking provision.

### **RECOMMENDATION**

Grant planning permission for the following reason:

01. This is a sustainable location for residential development, and the proposal is considered to respect the character of the area that will not result in demonstrable harm to residential amenity or highway safety. The proposed development is therefore accords with Policies SD1, SS6, TA5, TA6 and EQ2 of the adopted South Somerset Local Plan 2006 - 2028, and with guidance contained in the NPPF 2019.

#### **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 No.'s 'site\_1817-planning1Bparking at 45 angle.dwg' and 'plans\_1817-planning1.dwg', site\_1817-Location1.dwg'.

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

03. No building operations above damp proof course level of the dwelling shall take place until details of the materials to be used in the construction of the external surfaces (doors/windows/stonework/render/brick/roof finish) of the dwelling 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 interest of visual amenity and to accord with policy EQ2 of the South Somerset Local Plan.

04. At the proposed accesses there shall be no obstruction to visibility greater than 900 millimetres above adjoining road level within the visibility splays shown on the submitted plan. (Drawing No. site\_1817-planning1Bparking at 45 angle.dwg) Such visibility splays shall be constructed prior to the commencement of the development hereby permitted and shall thereafter be maintained at all times.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset Local Plan (2006-2028).

05. The parking spaces shall be properly consolidated, surfaced and drained (as shown on Drawing No. site\_1817-planning1Bparking at 45 angle.dwg') before the dwellings hereby approved are occupied and shall not be used other than for the parking of vehicles.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset Local Plan (2006-2028).

#### **Informatives:**

01. Please be advised that approval of this application by South Somerset District Council will attract a liability payment under the Community Infrastructure Levy. CIL is a mandatory financial charge on development and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice.

You are required to complete and return Form 1 Assumption of Liability as soon as possible and to avoid additional financial penalties it is important that you notify us of the date you plan to commence

development before any work takes place. Please complete and return Form 6 Commencement Notice.

You are advised to visit our website for further details <https://www.southsomerset.gov.uk/cil> or email [cil@southsomerset.gov.uk](mailto:cil@southsomerset.gov.uk)

02. Having regard to the powers of the Highway Authority under the Highways Act 1980 the applicant is advised that the creation of the new access will require a Section 184 Permit. This must be obtained from the Highway Service Manager Tel No 0845 345 9155. Application for such a permit should be made at least four weeks before access works are intended to commence.