

<b>Application No:</b>	<a href="#">3/02/21/002</a>
<b>Parish</b>	Brompton Ralph
<b>Application Type</b>	Full Planning Permission
<b>Case Officer:</b>	Briony Waterman
<b>Grid Ref</b>	Easting: 307193    Northing: 133523
<b>Applicant</b>	Mr Anthony Branfield
<b>Proposal</b>	Replacement of dwelling
<b>Location</b>	Pleasant View, Parish Quarry Road, Brompton Ralph, TA4 2SA

## Recommendation

Recommended decision: Grant

### Recommended Conditions

- 1 The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

(A4) DrNo 1112/01A Existing Location Plan  
(A4) DrNo 1112/02 Existing Block Plan  
(A3) DrNo 1112/03 Existing Plan  
(A3) DrNo 1112/04 Existing Elevations  
(A4) DrNo 1112/05 Proposed Block Plan  
(A3) DrNo 1112/06 Proposed Plans  
(A3) DrNo 1112/07 Proposed Elevations 1 of 2  
(A3) DrNo 1112/08 Proposed Elevations 2 of 2  
(A3) DrNo 1112/09 Existing & Proposed Section  
(A3) DrNo 1112/10 Distant Views

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

- 3 Prior to construction above damp proof course level, a "lighting design for bats" shall be submitted to and approved in writing by the Local Planning Authority. The design shall show how and where external lighting will be installed (including through the provision of technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using

their territory or having access to their resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the design, and these shall be maintained thereafter in accordance with the design. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: In the interests of the 'Favourable Conservation Status' of populations of European protected species and in accordance with policy NH6 of the West Somerset Local Plan

- 4 Windows on the south elevations of the dwelling will be provided with measures to reduce the risk of bird strike. A specification will be submitted to an approved in writing by the Local Planning Authority prior to ground works commencing and the measure applied prior to the first occupation of a building. The approved measures shall be implemented and maintained as agreed for the duration of the development.

Reason: In the interests of priority bird species listed on s41 of the Natural Environment and Rural Communities Act 2006, and in accordance with policy NH6 of the West Somerset Local Plan

### **Informative notes to applicant**

In accordance with paragraph 38 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission.

## **Proposal**

Permission is sought for the demolition of existing dwelling and erection of replacement dwelling.

The replacement dwelling will be constructed in vertical timber cladding and zinc sheet cladding with metal windows and a zinc cladding and timber decking roof. The proposed dwelling will be set across three floors with the ground floor consisting of an open planned kitchen/dinning room/sitting room a snug, playroom, utility and shower room. At first floor there is to be 4 bedrooms and two bathrooms and at second floor a guest bedroom with ensuite and viewing room.

## **Site Description**

Pleasant View is a detached bungalow with agricultural buildings located to the north east. The site is accessed via Parish Quarry Road. The site is bounded by existing trees and hedging.

## Relevant Planning History

3/02/10/001 - Removal of agricultural occupancy condition on permission 52912 - granted 17/03/2010

3/02/09/005 - Application for lawful development certificate for an activity in breach of agricultural workers occupancy condition - refused 11/08/2009

52912 - Erection of a bungalow on land adjoining Green Lane and formation of vehicular access - approved 3/05/1961.

## Consultation Responses

*Brompton Ralph Parish Council* - Objects

- Size - is larger than original and will overlook other properties
- Design - not in keeping with the character of properties in the local area
- Proposed is neither suitable nor an affordable dwelling
- An unspoilt area of countryside bordering the ENPA proposal would have an adverse impact
- Beech hedge must not be removed.

*Highways Development Control* - Standing advice

*SCC - Ecologist* - No comments received

*Wessex Water Authority* - No comments received

*Landscape* - Objection

- conflict with the character of the sites context
- sparsely development landscape and open character means the changes would be seen from a wide area would diminish the quality of the views and add to light pollution
- conflicts with the requirements of good design and paragraphs 123 and 124 of NPPF
- be visible within the landscape

## Habitats Regulations Assessment

The proposals do not require a HRA.

## Representations Received

Six letters of objection making the following comments (summarised):

- Design is too modern
- Can be seen from a distance
- Would not object to a classic stone built farmhouse of the same footprint
- Unique part of West Somerset with buildings in natural stone

- highest point and visible for miles
- The proposed building will result in overlooking
- not in keeping with the surroundings.

One letter of support making the following comments (summarised);

- Good to see a contemporary and environmentally responsible design

## **Planning Policy Context**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for the West Somerset planning area comprises the West Somerset Local Plan to 2032, retained saved policies of the West Somerset District Local Plan (2006) Somerset Minerals Local Plan (2015) and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below.

### **West Somerset Local Plan to 2032**

- OC1 Open Countryside development
- NH13 Securing high standards of design

### **Retained saved policies of the West Somerset Local Plan (2006)**

- OC1 Open Countryside development
- NH13 Securing high standards of design

## **Determining issues and considerations**

The main consideration in determining this application is the principle of development, the impact upon the visual amenity and the impact upon the residential amenity.

### Principle of development

The site lies outside of any defined settlements limits as per policy SC1 and therefore policy OC1 applies. Whilst policy OC1 does not support new dwellings except subject to uses such as for a rural worker, the proposed development replaces an existing dwelling with a new one.

There are no adopted or retained policies in the West Somerset Local Plan to 2032 that directly address replacement dwellings however as a rule it is considered that replacement dwellings are acceptable. The proposal is located further south from the boundary with the road than the existing and replaces a bungalow with a three storey dwelling. The proposal is considered acceptable in principle.

### Residential amenity

The nearest neighbour is approximately 280m to the south of the proposed site. Whilst the site is an elevated position it is considered that due to the distance involved there would not be a significant impact on overlooking.

### Highways

There are no alterations proposed to the access and there is sufficient parking and turning on site it is therefore considered that there would be no adverse impact upon the highway.

### Visual impact.

The majority of comments received from both neighbours and the Parish Council focussed on the design of the building. The proposal is in an isolated location away from other properties it is therefore considered that the modern design would not have a detrimental impact upon the streetscene or vernacular of the area. The use of materials will mimic those used on agricultural buildings which result in the finished product being read in context with the existing farm buildings.

### Sustainability

The design of the proposal includes the following sustainability measures, the building will be insulated and heated by a combination air and ground source heat pumps, use grey-water recycling and sustainable drainage.

### Conclusion

In conclusion whilst the proposal is a modern design it makes good use of space and materials without having a significant impact upon the visual or residential amenity of the neighbouring properties. It utilises sustainable principles within its design and is therefore recommended that planning permission be granted.

In preparing this report the planning officer has considered fully the implications and requirements of the Human Rights Act 1998.



