

Committee date 10/10/2023

Application No: 08/22/00194

Application Type: Full Planning Permission

Case Officer: Amelia Elvé

Registered Date: 18/01/2023

Expiry Date: 14/03/2023

Parish: Bridgwater

Division: Bridgwater Westover

Proposal: Erection of a dwelling.

Site Location: Land to the East of 6, Ashleigh Mews, Ashleigh Terrace, Bridgwater, Somerset, TA6

Applicant: James Venton Planning & Building Design



Committee required because

This application is referred to the area committee at the request of the Chair and Vice Chair to enable the issues raised by the Town Council to be debated

Background

The application site is located to the east of no. 6 Ashleigh Mews, and currently comprises an area of land left to grass.

The application seeks consent for the erection of a detached 2-bed dwelling. The proposed building would be finished in red brick, with a pitched roof covered with red tiles.

Relevant History

None

Supporting information supplied by the applicant

Location Plan Drg No. 0098-22-01A

Block Plan Drg No. 0098-22-02A

Proposed Floor Plans & Elevations Drg No. 000000-02 Rev B

Consultation Responses

Bridgwater Town Council – Object

(30/11/2022) - *Objection as the access and egress to the proposed site has not been agreed with the present landowners.*

(02/02/2023) - *Objection due to lack of access and overdevelopment.*

SDC Environmental Health – Comment providing a condition relating to construction operating times.

SCC Highways – Standing Advice

SCC Civil Contingencies – Comment regarding the provision of a Flood Warning and Evacuation Plan.

Representations

6 letters of objection from 4 addresses, raising the following planning considerations:

- The proposal would result in overshadowing of existing gardens and dwellings
- Unacceptable use of a private access

Most Relevant Policies

National Planning Policy Framework July 2021

Section 5 – Delivering a sufficient supply of homes

Section 6 – Building a strong, competitive economy

Section 9 – Promoting sustainable transport

Section 12 – Achieving well-designed places

Sedgemoor Local Plan (2011-2032)

S2: Spatial Strategy for Sedgemoor

D2: Promoting High Quality and Inclusive Design

D14: Managing the Transport Impacts of Development

D25: Protecting Residential Amenity

Community Infrastructure Levy (CIL)

The application is for residential development in Bridgwater where the Community Infrastructure Levy (CIL) is £52.28 per sqm of additional gross internal floor area created. This amount does not take into account any existing floor space on site that may be converted or demolished, or any CIL exemption or relief that may be eligible.

Main Issues

Principle of Development

Policy S2 of the Local Plan identifies the settlement hierarchy for the district. Bridgwater is considered as the principal town.

The application site is located within the Development Boundary for Bridgwater, and as such, the principle of the development is considered to be supported.

Visual Amenity

Policy D2 seeks to achieve high quality, sustainable and inclusive design which responds positively to and reflects the local characteristics of the site and identity of the surrounding area and be of a design solution that makes the most efficient use of land through appropriate densities, whilst recognising the need for positive treatment of the spaces around and between the building.

The proposed dwelling will match the appearance of the neighbouring properties and will be finished in materials that are also present in the local area. The size and scale of the proposal is acceptable and comparable to other properties in the vicinity. It is noted that the proposed building would be constructed close to the boundaries to the plot, however this is similar to the other dwellings along *Ashleigh Mews*. It is therefore considered that the development complies with policy D2 of the Local Plan.

Residential Amenity

Policy D2 states that development should 'respect the amenity value of the occupiers of nearby buildings or the wider area' and new development should deliver buildings that are "enjoyable to

use". This is further supported by Policy D25 which states that 'Particular consideration will be given to the extent that the proposal could result in unacceptable impacts'. This includes consideration of loss of privacy, overlooking, visual dominance, loss of light, noise/disturbance, odour, fumes, vibration and living conditions of future occupants.

In relation to amenities of neighbouring occupiers, there is an established level of overlooking within the existing built environment due to the prevalence of two-storey properties in the vicinity. The two storey element of the proposed building will not project further than the rear of the neighbouring property (no. 6) and therefore not result in an unacceptable level of overshadowing or overdominance. Considering other properties, the proposed dwelling is adequately distanced to not give rise to a detrimental impact on amenities.

In respect of amenities of future occupants, the property is considered to be an appropriate size and there is adequate natural light serving all habitable rooms.

It is therefore considered that in this respect, the application complies with policies D2 and D25 of the Local Plan.

Highways Safety

Policy D14 of the Local Plan states that managing the transport impacts is essential for creating sustainable communities. The policy sets out that development proposals should seek to manage the transport impacts of development.

The Highways Authority consider *Standing Advice* to apply to this proposal. In respect of this application, this requires the resultant dwelling to be adequately served by an off-road parking provision in line with the recommendations made within the *Parking Strategy 2013*.

The proposal would create a two-bedroom property, and a dwelling of this size, in this location is recommended to be served by one off-road parking space. It is noted that there is no suitable on-site parking to be provided by the development. However, due to the size of the dwelling, it is considered that there would be adequate capacity on the highway for an on-road parking space.

Additionally, the property is within walking distance of amenities, such as the shopping parade on Taunton Road and the town centre. As such, the application is considered to comply with policy D14 of the Local Plan.

Other Issues

The Town Council have objected on the basis that the access to the site has not been agreed with current landowners. This is a civil matter that would be addressed outside of the planning system.

Concern relating to resultant damage to third party land, and permissions to use the access have also been raised by a neighbouring resident, however these are also civil matters that are not controlled by the planning system.

A third party representation refers to the potential drainage impact of the proposed dwelling. Drainage matters for a proposal of this size are controlled by building regulations. Additionally it is stated that the application site was previously kept vacant for flood risk reasons, however the site is not currently shown as being within a flood zone.

Conclusion

The proposal is of an acceptable design and appearance that would have no adverse impact on the character of the existing building or the locality, residential amenity or highways safety. As such the proposal complies with policies S2, D2, D14 and D25 of the Sedgemoor Local Plan 2011-2032.

RECOMMENDATION

GRANT PERMISSION

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

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

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule A.

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

- 3 No construction work (other than internal fitting out works) or deliveries to and from the site shall take place outside the hours of 07:00 to 18:00 Mondays to Fridays, 08:00 to 13:00 on Saturdays, with the exception of specific works which shall have been agreed in advance and in writing by the local planning authority and shall include details of the task, the date and duration of works. No works to take place on Sunday and Public Holidays.

Reason: To protect the amenity of local residents from potential impacts whilst site clearance, groundworks and construction is underway

Schedule A

Location Plan Drg No. 0098-22-01A

Block Plan Drg No. 0098-22-02A

Proposed Floor Plans & Elevations Drg No. 000000-02 Rev B

DECISION
