

48/13/0018

SEC PROPERTIES LTD

ERECTION OF 2 NO. SINGLE STOREY DWELLINGS WITH DEMOLITION OF EXISTING STRUCTURES AT SOUTH VIEW COURT, MONKTON HEATHFIELD, WEST MONKTON, AS AMENDED.

Grid Reference: 325737.127061

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

RECOMMENDED CONDITION(S) (if applicable)

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:

(A2) DrNo 2912/1 Site Plan As Existing
(A2) DrNo 2912/2 A Site Plan as Proposed
(A3) DrNo 2912/5 Rev A Site and Location Plan
(A3) DrNo 2912/6 Plans and Elevations as Existing
(A3) DrNo 2912/7 Sketch Floor Plans received 17/05/13
(A3) DrNo 2912/8 Sketch Elevations received 17/05/13
(A2) DrNo 2912/9A Site Plan received 12/06/13

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

3. Before any part of the permitted development is commenced, the hedges to be retained on the boundary of the site shall be protected by a chestnut paling fence 1.5 m high, placed at a minimum distance of 2.0 m from the edge of the hedge (unless otherwise agreed in writing) and the fencing shall be removed only when the development has been completed. During the period of construction of the development the existing soils levels around the base of the hedges so retained shall not be altered.

Reason: To avoid potential harm to the root system of any hedge leading to possible consequential damage to its health.

4. No development shall take place until samples of the materials to be used in the

construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and thereafter retained as such, in accordance with the approved details as above, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not harm the character and appearance of the area.

5. The bathroom windows in the south eastern elevation shall be glazed with obscure glass to be agreed in writing by the Local Planning Authority and shall thereafter be so retained. There shall be no alteration or additional windows in this elevation without the further grant of planning permission.

Reason: To ensure the privacy of the adjoining occupiers.

6. Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 ("the 1995 Order") (or any order revoking and re-enacting the 1995 Order) (with or without modification), no further window/dormer windows shall be installed in the north eastern, north western or south western elevations of the development hereby permitted without the further grant of planning permission.

Reason: To protect the amenities of adjoining residents.

7. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 ("the 1995 Order") (or any order revoking and re-enacting the 1995 Order with or without modification), no additional rooflights/velux windows, no extension, no conservatory, no loft conversion, no garage or any outbuildings shall be carried out or erected without the further grant of planning permission.

Reason: To ensure that the proposed development does not harm the character and appearance of the area or cause loss of amenity to neighbours.

8. The area allocated for parking and turning on the submitted plan (2912/9A) shall be properly consolidated, surfaced, drained and marked out before the dwellings are occupied and shall not be used other than for the parking of vehicles in connection with the development hereby permitted and for the owners/occupiers of the flats at Southview.

Reason: To ensure that there is adequate space within the site for the parking of vehicles clear of the highway.

9. No dwelling shall be occupied until spaces have been provided within the site in accordance with the plan 2912/9A for bicycles to be parked.

Reason: In the interests of highway safety.

10. The existing levels of the land, as shown on plan 2912/8, upon which the building

is to be erected shall not be increased in height to facilitate its construction unless with the written permission of the Local Planning Authority.

Reason:- To ensure that the proposed development does not have an adverse effect upon the amenities of the adjoining occupiers.

11. (i) Before any part of the permitted development is commenced, a landscaping scheme, which shall include details of the species, siting and numbers to be planted, shall be submitted to and approved in writing by the Local Planning Authority.
- (ii) The scheme shall be completely carried out within the first available planting season from the date of commencement of the development, or as otherwise extended with the agreement in writing of the Local Planning Authority.
- (iii) For a period of five years after the completion of each landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not harm the character and appearance of the area.

12. The development hereby permitted shall not commence until such time as details of foul and surface water drainage have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of preventing flooding and to ensure that the site is adequately drained.

Notes to Applicant

1. *WESSEX WATER* – advises that :
New water supply and waste water connections will be required from Wessex Water to serve this proposed development. Application forms and guidance information is available from the Developer Services web-pages at our website www.wessexwater.co.uk.

Please note that DEFRA intend to implement new regulations that will require the adoption of all new private sewers. All connections subject to these new regulations will require a signed adoption agreement with Wessex Water before any drainage works commence.

Further information can be obtained from our New Connections Team by telephoning 01225 526222 for Water Supply and 01225 526333 for Waste Water.

A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Wessex Water Sewer Protection Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Wessex Water under Building Regulations.

Building Near to a Public Sewer

No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Wessex Water.

2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over the adjoining property.
3. The Drainage Officer advises that the applicant should carry out a Porosity test as detailed in Building Research Digest 365 (September 1991) to ensure that soakaways will work. Any soakaways should be constructed in accordance with Building Research Digest 365 (September 1991).
4. WILDLIFE AND THE LAW. The protection afforded to wildlife under UK and EU legislation is irrespective of the planning system and any activity undertaken on the tree(s) must comply with the appropriate wildlife legislation.

BREEDING BIRDS. Nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended) and if discovered must not be disturbed. If works are to be carried out during the breeding season (from February to August, possibly later) then the tree(s) should be checked for nesting birds before work begins.

BATS. The applicant and contractors must be aware that all bats are fully protected by law under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Natural Habitats and Species (Amendment) Regulations 2012, also known as the Habitat Regulations. It is an offence to intentionally or recklessly damage, destroy or obstruct access to structures or places of shelter or protection used by bats, or to disturb bats whilst they are using these places.

Trees with features such as rot holes, split branches or gaps behind loose bark, may be used as roost sites for bats. Should a bat or bats be encountered while work is being carried out on the tree(s), work must cease immediately and advice must be obtained from the Governments advisers on wildlife, Natural England (Tel. 01823 285500). Bats should preferably not be handled (and not unless with gloves) but should be left in situ, gently covered, until advice is obtained.

5. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the applicant and has negotiated amendments to the application to enable the grant of planning permission.

PROPOSAL

The proposal is to erect a pair of single storey dwellings on land to the rear of properties site fronting the A3259. The existing buildings, which are used as a butchers shop and stores, would be demolished. The originally submitted application plans and Design and Access Statement failed to show/describe Redstones House; this property was then shown on the plans, but the Design and Access Statement was not amended.

Parking for 4 vehicles has been shown at right angles to the hedge boundary with Middle Cottage. Following discussions 2 parking spaces for Southview have now been shown, one to the rear of Southview and one adjacent to the Almshouses. The proposal sought to retain the existing boundaries. However the original plans showed a 1.8m timber screen to the north-eastern boundary to Middle Cottage. Amended plans now show the existing hedge retained.

Amended plans were submitted which rearrange the rooms of proposed plot one. Each property would have two bedrooms, bathroom, lounge/diner and kitchen. The fenestration to the west towards the Almshouses/allotments would be restricted to roof lights alongside the Almshouses and windows facing the boundary to the allotments. There would be lounge/diner and bathroom windows facing the garden area of The Firs; two bedroom windows facing the side/garden of Redstones House; a lounge/diner and bedroom window would face the new amenity space/parking area to the northwest. Other windows will face the internal courtyard. In addition the materials have been altered to be brick with concrete tiled roof. (The walls were originally shown as render.)

The bedrooms to plot 2 will be approx 5m from the garden of Redstones House, the main windows in that property face south east towards the side/front of The Firs, and faces the site obliquely from these main windows; the site can be seen from looking out of the first floor rooflight facing south west. Plot one is approximately 18m from Southview, and is approximately 6m from the Almshouses.

SITE DESCRIPTION AND HISTORY

The site is to the south-east and to the rear of dwellings which front the highway (A3259). The occupiers of the two flats at Southview and Middle Cottage currently use the existing parking area. There is a building which is used as a retail and 'trade' Butchers (suppliers to hotels and catering establishments) and two other store buildings to the rear of the site. The site has 13 marked parking spaces and access to the road between Southview, which is two flats, and the Almshouses, which are slightly higher than the site (the side window cills are level with the top of the boundary wall); there are allotments to the south east of the Almshouses. The site is bounded by the fences, walls and hedges of the surrounding dwellings.

The site slopes down from the main highway from height of 52.09m down to the furthest point being at 49.93m. The slope of the site results in the surrounding properties being sited at a higher level and the existing boundaries are given as 1.8m in height.

History:

48/07/0031 – change of use of garden to from additional parking/turning area to be used in conjunction with shop, approved, 10/07/07;
48/00/0043 – erection of extension to form meat preparation area and cold store and extension to customer parking and turning area, approved 09/01/01;
48/91/0020 – conversion of Southview to two flats, approved 20/06/91 subject to conditions to provide and maintain parking and turning areas and a plan showing 3 parking spaces for the 2 flats.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP – no objection

I refer to the above-mentioned planning application received on 2nd April 2013, to which I have the following comments relating to amended information submitted relating to the proposed scheme which was received in my department on the 4th June 2013 to which I have the following observations on the highway and transportation aspects of this proposal:-

The proposal is located inside Development Limits for West Monkton, therefore the principle of this development is not in question.

The site is situated along West Monkton Road a Class 1 highway to which a 30mph speed limit applies. Whilst carrying out a site visit I noted that West Monkton Road is a well utilised route, connecting traffic from Taunton to the A38 (Bridgwater Road).

The proposed development is in-line with the Somerset County Council – Parking Strategy as it provides the optimum level of parking for each dwelling. The Highway Authority raised concerns that the proposal would see vehicles displaced onto the publicly maintained highway, this has now been clarified and provision has been made with the site to accommodate the existing property known as ‘South View’.

With regards to vehicle turning although constricted vehicle turning is achievable. However, I would request that the area shown on the amended Drawing No. 2912/9, shown as planting in the place of the existing butchers outline, should be removed, to aid vehicle turning further.

The Highway Authorities main concern relates to the substandard vehicle access onto West Monkton Road, which provides limited width and poor visibility. The erection of two dwellings has the potential to generate 12-16 vehicle movements a day (TRICS). With my email to the Local Planning Authority dated 30th April 2013, I raised concerns over the existing vehicle movements of the butchers and whether it was comparable or lower than proposed intended use of the site. Which would result in the Highway Authority recommending a refusal reason to the Local Planning Authority as the development would see an increase of a substandard access.

However, I am in receipt of a traffic analysis report submitted by the Agent on behalf of the applicant, which informs me that the proposed dwellings are likely to be less intensive than the existing butchers use on the site. Additionally, any Heavy Good Vehicles/Vans that previously were associated with the Butchers that stopped on the publicly maintained highway interrupting the free flow of traffic along West Monkton

Road in proximity to the site will now cease.

Although the site access is considered substandard, it would be unreasonable for the Highway Authority to object given that the proposal is a reduction in vehicle movements. Therefore, if the Local Planning Authority is likely to grant permission of the proposal I would require a condition to be attached to keep the area allocated for parking and turning clear of obstruction and used other than for parking and turning of vehicles in connection with the development

WEST MONKTON PARISH COUNCIL – Object

The Parish Council strongly opposes this application as a seriously concerning number of necessary details and information have not been included in the application. The proposal represents an overdevelopment of the site. The location plans are inaccurate in terms of neighbouring properties. There is no datum level given relevant to the ground levels shown; so no elevations shown which also show the gradient of the site, hence the elevations shown are not a true representation of what is proposed. Walls and boundaries have been shown which are not under the developers ownership. The true height of the buildings needs to be made clear, the application states 'single storey' dwellings yet the drawings show velux windows in the roof. The site currently is subject to flooding, partly due to the gradient of the site sloping away from the main A3259. The levelling necessary on the site if the proposals were to be given permission would certainly result in flooding on some part of the site, with attendant run off into neighbouring properties. The change of use raises concerns about highways access and car parking. The current access onto the main A3259 is difficult, two dwellings would increase the amount of car usage. Currently cars from the neighbouring properties park on the site, those cars would be displaced by the application and would have to park on the A3259 or in Heathfield Drive. Heathfield Drive has already been reported to Highways as being too congested by parked cars to allow ready access for emergency vehicles – there is a sheltered housing community at the far end of Heathfield Drive. The site would not have sufficient room to allow access for emergency vehicles. The Parish Council strongly objects to this application and urges the Planning Officer to visit the site to see the gradient and access and proximity of the neighbouring properties.

comments on amended scheme - Highways access issues have not been addressed by the amendments – has the angle of sight been checked as per SCC access calculations? Parish Council strongly recommends that Somerset County Highways are consulted over this access onto the A3259. The traffic movements presented in the amended documents are disputed by local residents, since the butchers shop is open 5 mornings a week and then slightly into the afternoon on a Saturday, whereas resident and visitor parking to the proposed dwellings will be 24/7. No arrangement has been offered for the vehicles currently parking on the site that will be displaced. The issues of traffic congestion in Heathfield Drive have already been described, and should in any event be known to the Planning Authority. The amended drawings continue to be incomplete in the detail shown: the indicative hedge shown is actually abutting an existing hedgerow; the car parking space indicated as current is not one. The difference in levels on the site is shown on the amended drawing but there is still no datum level against floor levels or damp proof course. The Parish Council strongly recommend that the issues of flooding at the boundary of the site are addressed again, as the amendments still do not show how the flooding issues are to be resolved (the

site floods and the adjacent gardens flood). The Parish Council have been led to believe that the main sewer runs through the site, but submitted plans do not show this nor is any cognisance given to the three metre rule: the Parish Council strongly urges that the location of the sewer is identified and appropriate action taken. The Parish Council recommends that Wessex Water is consulted. The Parish Council continues to object to this high density development. Certain of the contentious issues could be resolved by a Planning Officer visit to the site, and the Parish Council strongly recommends that a site visit should be made.

comments on amendments to parking layout: It is appreciated that this is the third time the application has come back to the Parish Council for comment, and the Parish Council remains concerned that the application is based on accurate facts and figures. The Parish Council could not see any amendments to the drawings which indicated the datum level for ground height, how the various slopes on the site would be levelled, and how the current flooding issues on the site and neighbouring properties would be rectified and not exacerbated by the proposed buildings and their curtilage. Having been told that a mains sewer runs through the site, the Parish Council remains unclear about what measures will be put in place to ensure adequate access and conformation with appropriate regulations. The revised parking layout seems very tight and over - optimistic; and again raises the question about adequate access and egress for emergency services to the site. The access onto the A3259 remains a major concern regarding this application, and the Parish Council would wish to see a thorough analysis of the suitability of this site for the type and number of dwellings proposed to be squeezed onto the site. The Parish Council would draw attention to the vehicles currently parking on the site that would be displaced by the development. The amended plans show parking spaces labelled 1,2,3,4, which it is assumed are for the proposed 2 dwellings being called Southview Court. There are two further car parking spaces labelled Southview: are these two spaces for South View and Middle Cottage – current users? Parking outside their houses is not an option as the houses front onto the A3259, and there is no room for on road parking. The boundary of the site against 'The Firs' is still incorrect. The pedestrian access to Middle Cottage from the car parking area should be retained, it has been in regular use in excess of 25 years. The Parish Council wishes to endorse all the previous comments it has registered in connection with this application.

DRAINAGE ENGINEER - I note that surface water is to be disposed of to soakaways. However there appears to be limited ground area for these to be located. The applicant should carry out porosity tests as detailed in Building Research Digest 365 (September 1991) to ensure that the soakaways will work and no planning approval should be given till such assurances are given.

WESSEX WATER – New water supply and waste water connections will be required from Wessex water to serve this proposed development.

A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Wessex Water Sewer Protection Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Wessex Water under Building Regulations.

BIODIVERSITY - no comments

Representations

5 Letters of OBJECTION on original application:

Traffic/parking

- Inadequate parking for the development and the existing residents who park in the current car park;
- Dangerous egress onto main road;
- Poor visibility for vehicles;
- Resident who has parked within the existing carpark for many years will not have a space within the scheme and may have to park in a dangerous place on the main road;

Amenity/character

- A proposal for a bungalow on adjacent site (now Redstone House) was refused as being out of character;
- Inappropriate materials;
- Overdevelopment;
- Loss of light to properties;
- Loss of privacy/overlooking to existing properties;
- Loss of privacy/overlooking to proposed properties
- Boundary to the Almshouses may be undermined;

Flooding

- The site regularly floods, if properties built on this site, this will impact on neighbouring gardens which already flood regularly;
- Possible flooding effect on neighbouring buildings as a result of developing the site;

Levels

- Plans do not show ground levels;
- Concern about change in levels within the site;
- Height above ground level is not clear;

Wildlife

- There are colonies of slow worms in all the surrounding properties;

Inaccuracies on plans/application

- Inaccurate plans not showing Redstone House (although is shown on later plans);
- Inaccurate plans in terms of position of buildings and boundaries;
- Design and Access Statement does not mention Redstone House;

Other

- Is it possible to change from commercial use to residential;
- The land at the end of Middle Cottage was turned into a car park without planning permission, this was granted retrospectively;
- Southview is also owned by the applicant;
- The council has already supported the development of substantial areas of Monkton Heathfield, however the residents are struggling with the increase in traffic and

- properties, with no improvement in the infrastructure;
- No need for further housing;
- Require time limits on construction times;
- Concern over storage of builders' materials/vehicles;
- Concern about damage to existing boundaries/fences/hedges;
- Compensation due to devaluation of properties;
- Lack of consultation;
- Removal of hedge which does not belong to applicant but adjoining property;
- Existing pedestrian gate to site should remain;
- Potential damage to existing trees;
- Potential damage to adjacent properties;

5 addresses with objections on revised plans (several letters/emails from each address/occupant)

- All Previous comments still apply;
- Existing parking area is not correct;
- Concern about safety of children if private gate is moved;
- No permission has been sought to move the private gate;
- Request for planning officer to meet all the affected residents;
- The Design and Access Statement has not been updated;
- Plans showing boundaries to The Firs and Redstones House are still incorrect;
- Concern emergency services will not be able to access the site;
- The figures for the amount of traffic using the butcher's car park is misleading as it is usually shut by 1.30pm most days;
- There is only one car parking space shown for the two properties at Southview;
- Agent is bypassing the proper planning procedure;
- The revised parking layout is unacceptable, as you cannot see vehicles coming into the site;
- Flooding issues still not resolved;
- County Council's comments delayed on website;
- Parking cannot take place where shown due to existing buildings on site;
- Information provided to SCC that motorists speed through West Monkton;
- The information supplied about the butcher's traffic is inaccurate, it is not open 8 hours, and the busiest days are Fridays and Saturdays;

PLANNING POLICIES

NPPF - National Planning Policy Framework,
 CP8 - CP 8 ENVIRONMENT,
 DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,
 CP4 - TD CORE STRATEGY - HOUSING,
 SD1 - SD 1 TDBC Presumption in Favour of Sustain. Dev,
 M4 - TDBCCLP - Residential Parking Provision,

LOCAL FINANCE CONSIDERATIONS

The development of this site would result in payment to the Council of the New Homes Bonus.

1 Year Payment

Taunton Deane Borough Council (Lower Tier Authority) £2 158

Somerset County Council (Upper Tier Authority) £540

6 Year Payment

Taunton Deane Borough Council (Lower Tier Authority) £12 949

Somerset County Council (Upper Tier Authority) £3 237

DETERMINING ISSUES AND CONSIDERATIONS

The application site is within the settlement limits of Monkton Heathfield, with direct access from the A3259. The site is already developed and in use as a butchers shop and stores.

Traffic issues

Given that there is no restriction to that particular user or occupant, the buildings could be used for any retail use and there could be substantially more customer traffic than at present. The Somerset County Highway Authority's officer has advised that there is a substandard vehicle access onto West Monkton Road, which provides limited and poor visibility. The erection of two dwellings has the potential to generate 12 – 16 vehicle movements a day. The submitted traffic analysis report shows that the proposed dwellings are likely to be less intensive than the existing butchers use. Additionally any heavy goods vehicles that were previously associated with the butchers that stopped on the public highway interrupting the free flow of traffic along West Monkton Road in proximity to the site will now cease. Although the site access is considered substandard, it would be unreasonable for the Highway Authority to object given that the proposal is a reduction in vehicle movements.

Parking

The amended plans now show two car parking spaces for each of the two proposed dwellings, and two spaces for the existing Southview flats, one to the south east side of Southview itself, the other alongside the south western boundary in the space of the existing butcher's shop. There is space for cycle parking. Objectors have claimed that there was an informal agreement with the previous occupier of Middle Cottage, that she could park in the butcher's car park which has been carried forward to the current owner. However as this was informal the applicant does not have provide any replacement. If this resident has any written agreement, this must be pursued privately. The proposal meets current standards.

Amenity/character

Any new building is bound to change the character of the area. Whilst the properties around are mainly two storey, the Almshouses are single storey, so the current proposal is not unlike that development in general height. The plot sizes will be different from other properties, as garden size tends to relate to time when properties are constructed, and to an extent the size of plot available. The proposed dwellings will have compact gardens, some of which will be private and parts of which can be overlooked by the two storey dwellings around the site. It is usual for there to be some obtuse overlooking from neighbouring dwellings into other residents' immediate gardens. It is not considered that there will be any undue loss of amenity, loss of

outlook or loss of privacy to the residents of the surrounding properties from the erection of these single storey dwellings. The scheme is not considered to be overdevelopment. The materials will be brick rather than render, the use of brickwork is considered to be more appropriate. The rooflights will be lighting the kitchen and dining rooms not at first floor level.

Flooding

There is a public sewer running through the site and separate agreement would need to be obtained from Wessex Water to build over this.. The drainage officer has no records of flooding in this area. The agent has advised that he will address any drainage issues at Building Regulations stage. It would also be appropriate to use a planning condition requiring drainage details to be submitted and approved prior to any development taking place. This would ensure that the development would have an acceptable and achievable drainage strategy prior to any work commencing on site..

Levels

The proposal is for two single storey units at the south eastern side of the site, which is at the lowest point of the site. The plans include a cross section, and the plans show the proposal having its south western side at the existing site level. This will result in the north eastern side being slightly higher (0.5m) than the existing level. Given these factors, and that the building is single storey only, it is not considered that the height of the building will impact on the neighbours. It is proposed to include a planning condition to ensure that site levels are not subsequently altered without prior approval.

Wildlife

The local residents claim that there is wildlife on the site, namely slow worms, but the wildlife survey indicates otherwise.

Plans

The original plans did not show Redstones House, but the amended plans show this property. Design and Access Statements are no longer required for this type of application so any omission is not now relevant. There are some minor discrepancies between plans, mainly due to the changes between the scales used. The latest revised layout plan (1:200) shows the proposal in relation to Southview, but does not show the surrounding properties. The revised site plan (1:500) submitted shows these properties. It is considered that the siting of the proposal is acceptable having regard to the surrounding properties.

Other

The surrounding area (other than the allotments) is residential and the land on the other side of the main road around Hartnell's Farm will be a large residential area. The allocation of this area, does not result in the Local Planning Authority not having to consider any new applications in the area. If the hedge/trees belong to a neighbour, the applicant will need the requisite permission. Potential damage to properties and moving of an individual's gate are a private matter. The planning officer has visited the site. The information provided by the traffic report has been assessed by the County Highway Authority, but it is not only the numbers of customers that is relevant. The

County Highway Authority's Officer is satisfied that there will be an overall reduction in the number of HGVs accessing the site and parking on the main road. It is acknowledged that the visibility splays are poor and cannot be improved as there are on a third party's land. There is a sewer crossing the site; the applicant and agent are aware of this and will be approaching Wessex Water with the intention of reaching a "building over" agreement.

The payment of the New Homes Bonus is a material consideration in the determination of this application, however officers consider that it should be attributed limited weight in this case.

Conclusion

The overall proposal is considered to be acceptable given the residential nature of this area, the application plans show a single storey building in an area which has some single storey dwellings (almshouses) as well as the two storey dwellings. It is considered that there will be no undue loss of amenity to the surrounding properties from the proposal. The traffic generation has been assessed by the County Highway Authority and is not considered to be unreasonable for the site, albeit that there is existing poor visibility at this location. The site is considered capable of accommodating two single storey dwellings with the associated parking and turning area.

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

CONTACT OFFICER: Ms K Marlow Tel: 01823 356460