

06/2006/051

PAUL TROLLOPE

ERECTION OF ONE DETACHED DWELLING WITH INTEGRAL DOUBLE GARAGE AND EXTENSION TO EXISTING COTTAGE WITH DETACHED DOUBLE GARAGE AND LANDSCAPE GARDENS, LAND ADJACENT TO NORTH SIDE OF PIFFENS LANE, BEHIND 1 - 4 CHURCH STREET, BISHOPS LYDEARD

316783/129675

FULL

PROPOSAL

The proposal provides for the erection of one 3 bedroom dwelling with integral double garage, the erection of an extension to an existing cottage on Piffin Lane and the erection of a detached double garage for the cottage and No. 4 Church Street, together with landscaped private gardens with new tree planting. An existing double garage is to be demolished. The proposed materials are to be self coloured lime render with a course red sand aggregate for the walls and clay pantiles for the roofs, with plain tiles for the dormers. Windows and doors are to be green/grey timber. The site is located at the centre of Bishops Lydeard, adjacent to the churchyard and accessed from Piffin Lane off Church Street. There has been three previous applications at the site, two for the erection of two dwellings and in 2005 an application with the same constituent parts as the current proposal. That application was refused and a subsequent appeal dismissed.

The applicant concludes the following from the Appeal Inspector's Report:- (i) a dwelling continuing the frontage development along Piffin Lane and set back from the site boundary would be appropriate; (ii) the window arrangement and cill level need to reflect that of the existing cottage – a large area of blank wall on the front elevation would exaggerate the difference; (iii) the number, arrangement and prominence of the dormers are alien to the Conservation Area. The Inspector's report also states that there would be some advantage to have an appropriately designed new house in this location. He also pointed out the following positive aspects:- (i) the low ridge and eaves line of the proposal attempt to reflect the scale of the adjacent cottage; (ii) the overall size and bulk of the extension to the cottage is not excessive; (iii) felling trees as proposed would not have an unacceptable impact on the general amenity value of the trees at the site; (iv) although the development of the site would limit views of the church, it would not obscure them and given that the site is at the end of a lane the change to the conservation area as a whole would be limited; the character of these views would not be harmed by the proposal; (v) the development back from the Piffin Lane frontage would be appropriate in relation to the general development pattern of the village; (vi) additional traffic generated by a new dwelling would not unacceptably affect highway safety or disrupt use of the lane.

A Design Statement has been submitted with the application. This sets out the planning history of the site, description of the site, relevant planning policies, criteria

for development, analysis of the Inspector's report and a description of the proposed development. It indicates that important views will be preserved. Existing features that detract from the character of the Conservation Area, including a free standing garage block, a conservatory, garden structures, recent retaining walls and exotic planting and trees except where shown are to be removed. The small scale and irregular nature of the development references the early cottages, although internal spaces are planned and arranged to match contemporary patterns of living. The new house is to be built on the existing building line of Piffin Lane to allow for the continuation of cottage style housing along the lane and so that the new development does not dominate the view from Church Street. Existing trees and shrubs adjacent to the site and the churchyard are to be retained and new planting proposed at the higher garden level. All new building is to be at the lower access level from Piffin Lane, thereby keeping visual intrusion from rooflines to a minimum.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection. As on previous proposal, request conditions re parking, turning and garages not to be used other than for the parking of vehicles. Note current submission contains the provision of a walled garden area to the front of the proposed dwelling. Although Piffin Lane is a private road, would suggest that a condition be imposed to ensure that the height of this area be no higher than 900 mm. This will ensure that adequate visibility is provided at the point of access for the new development so that other traffic resulting from existing dwellings on the lane can see and be seen. WESSEX WATER points of connection for water supply and foul drainage to be agreed.

LANDSCAPE OFFICER subject to protection of existing trees during construction it should be possible to integrate the proposals into the local landscape and conservation area. CONSERVATION OFFICER this scheme appears to address the concerns and hence reasons for dismissal of the appeal for application 06/2005/033. I therefore support the scheme in principle. The submission cites improvements, eg removal of conservatory, etc, but the latter and other elements lie outside the red line. The dormers are reduced in size and number (in accordance with the Inspector's observations) but the face of these would appear to comprise wany-edge timber boarding, which is not characteristic of the Conservation Area and should be revisited. Subject to amendments/clarification on the above points, I would be happy to support the application. If permission is recommended, should include conditions re time limit, materials, samples of clay pantiles and plain tiles, sample panels of stonework and limewashed rendered block, no bellcasts, recessed windows and doors, details of roof venting. DRAINAGE OFFICER soakaways should be constructed in accordance with Building Research Digest 365 (September 1991).

FIVE LETTERS OF OBJECTION have been received raising the following issues:- proposal is basically the same as the previous refusal which was dismissed on appeal, identical footprint, and contravenes Policies EN14 and 15 in a Conservation Area; Piffins Lane is an historic lane containing an attractive old cottage and an historically important listed building, the oldest inhabited building in Bishops Lydeard; proposal contains a house which is very similar to that refused previously; large inappropriate extension to a small cottage; position and design of dwelling, extension

and garages would be overpowering and lead to the formation of a dark alleyway which would not enhance the existing setting; obtrusive and detrimental to the area and would do nothing to enhance or preserve the conservation area; the uninterrupted view of the church tower would probably be obliterated; close to and overpowering in relation to adjacent properties; the openness of the site would be vastly diminished; despite minor changes, the overall design is clearly inappropriate for this location; very large and sprawling size of proposed house cannot possibly be considered to be a smaller cottage style design; the dwelling would dwarf the existing cottage and the inappropriate dormer style windows and their levels would not sit comfortably with the neighbouring cottage; the applicant has neglected the site for the past six years, he could deal with existing landscaping/planning issues without the need for development; cottage has been left empty; proposed dwelling could not possibly be an 'unobtrusive integration' (claimed by applicant) because of its size; cannot be regarded as enhancing existing views as it would totally obscure the view of the church from Piffin Lane; references to framing Little Orchard from Church Street are ridiculous; would not compliment existing historic fabric; loss of privacy; size of dwelling would be an overbearing intrusion on adjacent property; loss of privacy from extension to existing dwelling and proposed landscaping features; this area is one of historical importance in a conservation area; will only leave a small area of undeveloped ground; the lane invariably becomes extremely congested at the junction with Church Street, sometimes making the lane inaccessible, with vehicles parked badly and illegally, making visibility poor – particularly for pedestrians, which is becoming a serious road safety issue; additional vehicles will only add to what is already a serious congestion problem; will seriously restrict adjacent access; construction work will compromise access to existing properties; would completely destroy a quintessential English landscape, the beauty of which can be appreciated from numerous vantage points; will be a blot on the landscape; tantamount to countryside pollution.

POLICY CONTEXT

Policy STR1 of the County Structure Plan sets out criteria for sustainable development. Policy 9 requires that the character or appearance of a conservation area should be preserved or enhanced. Policy S1 of the Taunton Deane Local Plan sets out general requirements for new developments and includes a wide ranging set of criteria against which planning applications are assessed. Policy S2 sets out the broad parameters against which the design of all proposals will be assessed. Policy S4 defines Bishops Lydeard as a rural centre. Policy H2 sets out specific criteria against which new housing will be considered. It is considered that the criteria are met with the current proposal. Policy H17 states that extensions to dwellings will be permitted provided certain criteria are met. Subject to receipt of the required amended plan, I consider the criteria are met with the proposal. Policy EN14 states that development within or affecting a conservation area will only be permitted where it would preserve or enhance the appearance or character of the conservation area. It is considered that the proposal meets the requirements of this policy. This is consistent with PPG15.

ASSESSMENT

Although the previous application was dismissed on appeal, the Inspector accepted that in principle a dwelling continuing the frontage development along the lane would reflect the historical settlement pattern and be appropriate for this location. I consider that the applicant has satisfactorily addressed the detailed concerns raised by the Inspector. The Conservation Officer is supportive of the scheme subject to deletion of the timber boarding on the dormers

RECOMMENDATION

Subject to the receipt of satisfactory amended plans, the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, materials, rainwater goods, samples of clay pantiles and plain tiles, sample panels of stonework and limewashed rendered block, no bellcasts, specific details of doors and windows, recessed windows and doors, details of roof venting, landscaping (hard and soft), protection of retained trees, no service trenches beneath trees, no felling/lopping, means of enclosure, parking, turning, garages not to be used other than for the parking of vehicles, meter boxes, no increase in site levels, wall around frontage not to exceed 900 mm in height, timber doors and windows, archaeology, underground services and removal of GPDO rights for extensions, ancillary buildings, walls/fencing and doors/windows. Notes re disabled access, energy/water conservation, meter boxes, compliance, CDM regulations, soakaways and contact Wessex Water.

REASON(S) FOR RECOMMENDATION:- The site is within the settlement limits and the proposed development will not have an adverse impact on the historic development/settlement pattern and will preserve or enhance the character and appearance of the Conservation Area and will therefore comply with Taunton Deane Local Plan Policies H2, EN14 and BL

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

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NOTES: