

05/11/0026

PERSIMMON HOMES (SW) LTD

VARIATION OF CONDITION 1 PERTAINING TO THE SCHEDULE OF APPROVED DRAWINGS TO APPLICATION 05/11/0016 FOR 7 HOUSE PLOTS ON PHASE 1, MINOR CHANGES TO MATERIALS, AT LAND WEST OF BISHOPS HULL ROAD, BISHOPS HULL

Grid Reference: 320198.124243

Removal or Variation of Condition(s)

RECOMMENDATION AND REASON(S)

Recommended Decision: Refusal of planning permission subject to no further comments raising new issues by 21st July for the following reason:

- 1 The proposed design changes by reason of the half timbered design and tile hanging are considered out of character with the area and do not add to local distinctiveness and are considered contrary to policy STR1 of the Somerset and Exmoor National Park Joint Structure Plan Review, policy S2(A) of the Taunton Deane Local Plan and advice within the Taunton Deane Design Guide.

(2) Should permission be refused enforcement action be authorised to secure removal of the tile hanging and half timber detail from the relevant plots and revert them to their approved materials under application 05/11/0016.

RECOMMENDED CONDITION(S) (if applicable)

Notes for compliance

PROPOSAL

The proposal is to vary the condition 1 of the recent approval of materials for Phase 1, plots 1-54 under permission 05/11/0016. The proposal intends to change the materials on 7 plots and involves rustic red tile hanging on plots 1, 20, 24 and 54 and half timber/herringbone brick detail on plots 3, 13 and 41. This alters 7 of the red brick properties previously approved.

SITE DESCRIPTION AND HISTORY

The site lies on the western side of Bishops Hull village and is bounded by residential development to the north and south and Bishops Hull Road and housing to the east with fields to the west.

Outline permission 05/07/0057 was approved subject to a Section 106 legal agreement in May 2010. The access into the site from Bishops Hull Road was not a

reserved matter and was approved as part of the outline.

Reserved matters 05/10/0014 was approved by Members earlier this year in February 2011 and was for the erection of 171 dwellings and included details of the materials for the plots.

A revision to the materials for Phase 1, application 05/11/0016 was recently considered by Members and approved following deletion of plots with half-hips, half timber and tile hanging.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

BISHOPS HULL PARISH COUNCIL - comments awaited

SCC - TRANSPORT DEVELOPMENT GROUP - No observations.

Representations

3 letters of objection raising the following points

- the facings will be out of character and with distinctiveness of other buildings in Bishops Hull,
- the Committee previously rejected half timbering and tile hanging,
- the tile hanging and half timbering is out of character with local vernacular,
- there is no justification for use of these features on a sensitive site at the entrance to the village and conflicts with the developer's original design statement.

PLANNING POLICIES

PPS1 - Delivering Sustainable Development,
PPS 1 SUPP - Planning and Climate Change,
PPS3 - Housing,
STR1 - Sustainable Development,
S1 - TDBCLP - General Requirements,
S2 - TDBCLP - Design,

DETERMINING ISSUES AND CONSIDERATIONS

The issue for consideration with the changes to the materials is one of design. The detailed application for housing on this site was accompanied by a design statement and this originally identified 4 separate materials for house walls and two roofing materials. The limited palette of materials was identified as helping to create an area of identifiable character. Members agreed at the meeting on 25th May that a flint front to certain plots and a plain red roof tile could be used. While it was considered that these individual changes to the limited palette of materials would be acceptable the question is whether now the additional proposed changes go too far and would adversely affect the character and distinctiveness of the area.

Members previously considered the addition of the half timbered detail and tile

hanging on plots and agreed that there were unacceptable and should be deleted from the previous application.

The introduction of timber detailing on the upper floor of 3 plots with a red herringbone infill is not a local vernacular feature. While there are some painted timber detailing within the gables of older dwellings at Stonegallows on the A38, this does not extend the whole of the upper floor. A group of 4 properties at Haydon Close have timber detailing to the first floor, however that is a modern development approved in 1988 not in keeping with the area and is not considered grounds to introduce further examples. The Taunton Deane Design Guide advises against the display of a pot-pourri of past architectural styles and strongly discourages half timber detailing where new house building is concerned. In light of this the proposed timber/brick detailing is not considered acceptable.

A further proposed change is the introduction of tile hanging on 4 plots. This involves a red rustic plain tile from above ground floor window level to eaves level and largely on the frontage only with a small side return of around a metre. Examples of tile hanging at Farrant Close and on the side of dormers were previously quoted by the developer, however these are not representative of what is proposed. Although officers did not previously raise an objection to the tile hanging, Members of the Planning Committee considered that they were not in keeping with the vernacular character of the area and resolved that permission only be granted subject to the removal of that element. This is a clear material consideration that has resulted in the recommendation to refuse planning permission.

In summary this application is the resubmission of half timber and tile hanging, details of design that were previously considered by Members and found to be unacceptable and were deleted from the previous approval. The changes now proposed would affect the red brick properties previously approved weakening this element of the design mix. In light of the previous consideration by Members the application is recommended for refusal.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.

CONTACT OFFICER: Mr G Clifford Tel: 01823 356398