

06/2005/033

MR P TROLLOPE

**ERECTION OF ONE DETACHED DWELLING WITH INTEGRAL DOUBLE GARAGE, EXTENSION TO NO.1 PIFFIN LANE AND ERECTION OF GARAGES FOR NOS. 1 AND 4 PIFFIN LANE, LAND ADJACENT TO NORTH SIDE OF PIFFIN LANE, BEHIND 1 - 4 CHURCH STREET, BISHOPS LYDEARD AS AMENDED BY**

16783/29672

FULL PERMISSION

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**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 natural slate for the roofs. Windows and doors are to be of timber. The site is located at the centre of Bishops Lydeard, adjacent to the churchyard and accessed from Piffin Lane off Church Street. 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 and a description of the proposed development. It indicates that important views will be preserved. 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. The proposal seeks to ensure that the view of the church tower is framed between the cottage and the proposed dwelling. It also seeks to ensure that the proposed dwelling will be carefully integrated with the surrounding buildings and continue the historic character of the area with cottage style housing set directly onto the street. The extension to the cottage has been designed with a glazed link in order to retain the existing cottage intact. There has been two previous applications at the site, both for the erection of two dwellings.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY views awaited. WESSEX WATER points of connection for water supply and foul drainage to be agreed.

LANDSCAPE OFFICER subject to protection of trees during construction the proposals seem reasonable. CONSERVATION OFFICER the submitted scheme, in the main, addresses my earlier concerns, therefore I am generally supportive of the same, subject to the following being considered/amended (a) dormers are not a common feature of the Conservation Area but where they do exist, are mainly gabled, with the pitch rising from eaves; mono pitched dormers are very rare and with the exception of one modern house, are likely to be so configured, as formerly thatched properties (dormers sited fully within the roof slope are also not common and later additions); (b) in addition, the proposed dormer pitch is less than 20 degrees, thus preventing the use of the specified

natural slate; (c) the ridge height of both the new house and more particularly the extension to the existing cottage, need to be lowered; in respect of the latter, this is most important, as it should clearly been seen as subservient to the cottage. DRAINAGE OFFICER soakaways should be constructed in accordance with Building Research Digest 365 (September 1991).

4 LETTERS OF OBJECTION Piffin Lane is an historic lane containing a listed building and an attractive old cottage, all within the Conservation Area; the proposed development still contains house A similar in size, design and position to that refused on two previous occasions, instead of a second dwelling, the proposal includes a large extension to the existing cottage and the inclusion of two garages; the scale of the proposed dwelling is totally overpowering in its position in Piffin Lane, resulting in a long dark alley-way; will not enhance the existing setting; proposed dwelling not in keeping with the existing old dwellings in the lane and will not stitch together more recent developments; overbearing and visually obtrusive, detrimental to the visual and residential amenities adjoining; will not preserve or enhance the Conservation Area but rather cause harm contrary to policy; the view of the church tower will not be preserved, the extension to the cottage will obliterate it; the character of this established site is comprised of an attractive open space of landscaped gardens which provide a backcloth to the built environment within the Conservation Area; adverse impact on the historic development pattern; building works will obstruct free flow of vehicles at entrances to three other properties; the Parish Plan makes it clear that the community does not want any further development in the Conservation Area and that there is a traffic and parking problem particularly in Church/Mount Street; in recent years the occupier of No. 1 has had no car and No. 4 has been unoccupied therefore in realistic terms there will be a substantial increase in the vehicles requiring to use the lane; unrealistic to assume that all the garages will be used for cars; the occupiers of the proposed dwelling will have more than 2 cars and the cottages more than 1 car, so it is likely that cars will park on the highway exacerbating the existing problem; during weekdays and weekends, particularly during peak times, Piffin Lane has a dangerous visibility splay, due to parked cars drivers have to go completely onto the carriageway to get clear visibility; delivery lorries often block the lane; concern of County Highways in relation to proposed dwelling at 23 Mount Street should exist even more here with the far more dangerous visibility splay; the site is an area of historical importance adjacent to the church within the core of the mediaeval village; any development of this site would undoubtedly disturb remains related to mediaeval occupation; should be a thorough programme of archaeological work; the site has been gardens forming a semi open space for a very long time; the development would take up about a third of this space with a dominating high roofline house, extension, garages and driveway for vehicles, none of which will enhance or preserve the open space; if applicant is not satisfied with the existing planting and the run down state of the gardens caused by neglect, it does not need building works to put this right; the proposed development will not reinforce the local character and distinctiveness of the area or street scene; the development would have the reverse effect of minimising adverse impact on the environment; the Authority should only consider in the last resort development on such a sensitive site; will not help the social housing dilemma; an archaeological report should be prepared before the application is determined; previous refusals of permission still stand; would find it difficult to understand that the Conservation Officer could come to a different conclusion on this application compared to the earlier ones; there has been no dialogue with the community; the Conservation Officer has been

steadfast in her view that a chimney on a nearby listed building should remain, but this development would be a far greater desecration to the environment and historical character of Piffin Lane; development is completely unnecessary; unlikely that views of the church will be retained; proposed development will not be unobtrusively integrated into the Conservation Area; insufficient room on the site for the number of vehicles that the proposed development will generate; not an infill site; loss of hedge; concern at damage that may be caused to the surface of the lane, fabric of historic buildings and the drainage; already often several vehicles parked in the lane; building materials not in keeping.

## **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**

The previous applications at the site have been for the erection of two dwellings. Both of these have been refused for reasons of the detrimental impact on the character of the Conservation Area and the adverse impact on trees. The concerns of the previous schemes for 2 dwellings have been on the basis of the form of development resulting in a backland form of development and associated access arrangements and accommodation. This was considered to undermine the open nature of the site. The current proposal keeps the form and position of the new dwelling tight to Piffin Lane. The conservation officer is generally supportive of the current scheme subject to certain amendments to the designs. The site is not within area which will be protected from development.

## **RECOMMENDATION**

Subject to receipt of satisfactory amended plans and the views of the County Highway Authority, 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, landscaping (hard and soft), protection of retained trees, no service trenches beneath trees, no felling/lopping, means of enclosure, parking, turning, meter boxes, no increase in site level, 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 BL2.

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

**CONTACT OFFICER: 356461 MR J HAMER**

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