

14/2004/033

G L & M A PHIPPEN

ERECTION OF TWO DWELLINGS WITH GARAGES AND ACCESS DRIVES ON PLOTS 3 AND 4 THE FORMER CROWN INN CAR PARK, CREECH HEATHFIELD.

27879/27183

FULL PERMISSION

PROPOSAL

Planning permission was granted in May 2004 for the erection of two dwellings with attached garages on the car park of the former Crown Inn, Creech Heathfield. The current application is an amended design that incorporates a lean to single storey element along the rear wall of the dwellings with a conservatory located to the south of that rear element. The dwellings are located in approximately the same position as the previous permission with the front elevation approximately 16 m from the side of 12 Crown Lane and 28 m to the rear of 5, Heathfield Close. The revised design indicates the proposed dwellings would be approximately 0.2 m higher than the existing permission. The floor layout of the first floor, facing the existing residential properties, has been designed with one bathroom, stairwell and w.c. window that will be obscure glazed. There is only one bedroom window to the far south of each dwelling that will face the existing bungalows. The access is via Crown Lane, a private access road, the lane to the front of the dwellings having been recently tarmaced in association with the next door development that is now complete. The dwellings would have the same design and materials as the new dwellings to the south of the site.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY views awaited.

CONSERVATION OFFICER views awaited. ENVIRONMENTAL HEALTH OFFICER no objection subject to a working hours restriction and note on contaminated land.
DRAINAGE OFFICER views awaited.

PARISH COUNCIL views awaited.

2 LETTERS OF OBJECTION have been received raising the following points:- two storey dwellings are out of keeping with the surrounding bungalows; one bungalow on the site would fit in and complement the Crown Inn listed building provide adequate parking; the developer has agreed to erect a fence along the boundary with 6 Heathfield Close at no cost thereby recognising that there was a degree of overlooking from the new dwelling on the bungalow contrary to the councils assertion that there was not; the surface water drainage system should be fully completed prior to the occupation of any new dwellings; since construction of the adjacent dwellings vehicles have been using a portion of unmade footpath as a drive through to access the site, as all the tracks (lanes) are private the developer should have to formalise access arrangements and contribute to the cost of their upkeep (costs that have increased since the new dwellings

have been built); there should be no formal vehicular access along the unmade footpath.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review Policy STR5 requires development in rural centres and villages to sustain and enhance their role and be commensurate with their size and accessibility, and appropriate to their character and physical identity. Policy 9 requires the setting, local distinctiveness and variety of buildings and structures of architectural or historic interest to be maintained and where possible be enhanced. Policy 11 states that development proposals should take account of identified Areas of High Archaeological Potential or, elsewhere where there is reason to believe that important remains exist, so that appropriate assessment and necessary protection can be afforded to any archaeological remains identified. Policy 49 indicates that proposals for development should be compatible with the existing transport infrastructure, or, if not, provision should be made for improvements to infrastructure to enable development to proceed.

Taunton Deane Local Plan Revised Deposit Policy S1 Proposals for development will be required to meet the following criteria, (A) additional road traffic arising, taking account of any road improvements involved, would not lead to overloading of access roads, road safety problems (D) the appearance and character of any affected landscape, settlement, building or street scene would not be harmed as a result of the development; (E) potential air pollution, water pollution, noise, dust, glare, heat, vibration and other forms of pollution or nuisance which could arise as a result of the development will not harm public health or safety, the amenity of individual dwellings or residential areas or other elements of the local or wider environment; (F) the health, safety or amenity of any occupants or users of the development will not be harmed by any pollution or nuisance arising from an existing or committed use. S2 Development must be of a good design. Its scale, density, height, massing, layout, landscaping, colour, materials and access arrangements will be assessed to ensure that the proposal will, where reasonable and feasible: (A) reinforce the local character and distinctiveness of the area, including the landscape setting of the site and any settlement, street scene and building involved; (F) minimise adverse impact on the environment, and existing land uses likely to be affected; H1 allows housing development within this area of Creech Heathfield provided (G) small scale schemes in existing residential areas will increase the development density of these areas without individually or cumulatively eroding their character or residential amenity; (H) a coherent approach to the overall design is adopted, including layout, landscaping, building designs, materials, open spaces and circulation routes, to create locally distinctive developments well related to their surroundings and (I) existing and proposed dwellings will enjoy adequate privacy and sunlight. EN17 Development proposals which would harm a listed building, its setting or any features of special or historic interest which it possesses, will not be permitted. EN24 Where a proposal affects a site of archaeological interest or Area of High Archaeological Potential, or it is suspected the development could affect archaeological remains, developers must provide for satisfactory evaluation of the archaeological value of the site, and the likely effects on it, before planning applications are determined.

ASSESSMENT

The principle of this development, including the access, was established in May 2004 and it is only the revised design that is an issue. The proposed design and materials replicates the same front and side elevations as those adjacent (recently completed) and as such is acceptable. The amended design also extends the rear of the proposed dwellings at ground floor level. These extensions follow a traditional approach to additional accommodation and will retain 6-9 m rear gardens overlooking open fields to the east. The proposed dwellings would be 0.2 m higher than those previously permitted. This matter will need to be carefully considered in its relationship with the Crown Inn to ensure the finished buildings are not higher than the listed building, at this stage I am of the opinion that the dwellings should be reduced in height by 0.2 m but I await the comments from the Conservation Officer before requesting amendments. Subject to the height issue being resolved the proposed scheme is considered to be acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, surface water and foul drainage; archaeological investigation/programme of works; new hedge along the western Boundary to the rear of the visibility splays; retention and protection of existing eastern boundary hedge; walls and fences; bathroom and stairwell windows obscure glazed; parking; garaging; level access; contaminated land; working hours and visibility splays. Notes on public right of way; footpath; private drainage channel; energy conservation; meter boxes lifetime homes disabled persons; secure by design; level access contact County Archaeologist; public sewer crosses the site.

REASON(S) FOR THE DECISION:- The proposal is for two new dwellings within the settlement limits of Creech Heathfield where new development is permitted in accordance with Taunton Deane Local Plan Policy S7. The proposals are considered to have an acceptable impact on the adjacent listed building; highway and neighbouring amenity in accordance with Taunton Deane Local Plan Policies S1, S2, H1 and Somerset and Exmoor National Park Joint Structure Plan Review Policies 9, 11 and 49.

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

CONTACT OFFICER: 356467 MRS J MOORE

NOTES:

