

19/2006/014

ROD STONE

**ERECTION OF 14 DWELLINGS, DEMOLITION OF BUILDINGS, LITTLE WILCOX AND HUCKERS HILL, STATION ROAD, HATCH BEAUCHAMP AS AMENDED BY LETTER DATED 19TH MAY, 2006 WITH ATTACHED DRAWING NOS. GWH145 01E, 02C, 03A, 04A, 05A, 06B, 07A, EG01 REV B AND MT01B REV B**

330448/120384

RESERVED MATTERS

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**PROPOSAL**

Outline planning permission was granted in September 2005 for the development of 3.65 hectares of land at Little Wilcox, Hatch Beauchamp. At this time it was accepted that the roadside hedge would need to be removed to provide an acceptable access and a new footpath provided along the eastern boundary of the site. This application is the submission of reserved matters for approval. The proposed scheme is for the erection of 14 units comprising a detached dwelling set back in line with the existing old people's bungalows and a row of terraced housing fronting Station Road. The proposal would provide a stonewall to provide an entranceway into the development with railings and a hedge in front of the terraced properties to help to reinstate greenery to the front of the site. The access into the site from Station Road would be provided at the northern part of the site. This affords the best visibility in both directions. The new road would provide access for 4 detached properties, to the rear, and a flat provided above a parking carport located in the northwest corner of the site. This structure would be parallel to the garden of the adjacent bungalow and windows have therefore been provided in the roof at a height to avoid overlooking. Amended plans now show all velux windows as obscure glazed as they are only required to provide lighting into the areas. Amended plans also provide for 2 parking spaces for each dwelling. All dwellings would be rendered with a variety of slate and tile roofs. The garaging backing onto Station Road would be of local stone, as would the walling adjacent to the new access.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY views awaited.

LANDSCAPE OFFICER no objection, views on amended landscape plan awaited.  
HOUSING OFFICER social housing has been agreed on the basis of 2 x 1 bed flats , 1 x 2 bed house and 1 x 2 bed coach house.

PARISH COUNCIL the loss of hedges around the site is inconsistent with the outline permission; the bin store should be reduced in size allowing the adjacent hedge to be retained; the coach house would be sited in close proximity to existing boundary and the views of the occupants to this must be sought; the coach house will present blank walls to other properties and consideration should be given to breaking up the bland exterior; we are concerned at the effect of parking/traffic volumes, density and proposed form of layout of this development will have on road safety in Station Road

and would ask that the parking situation in Station Road, which at this point is on the bend, is not exacerbated; the environmental impact of the development is important and would draw attention to the steps that need to be taken to protect Slow worm; we welcome the provision of a footpath along Station Road and would ask that it is provided as soon as possible and that the pathway be maintained whilst construction work is undertaken.

9 LETTERS OF OBJECTION have been received raising the following issues:- 14 dwellings represents an over-development of the site, of keeping with Hatch Beauchamp; the local plan allocated a smaller part of the site for the provision of 5 dwellings as this site is approximately twice the size that should result in the provision of approximately 10 dwellings not 14; offers parking spaces for 14 dwellings and this is insufficient leading to on street parking that would be a highway danger in close proximity to the primary school; the site is within a village where there are no shops, limited employment and limited public transport, as a result people are likely to travel by car and therefore own more than one car per family and two spaces must be provided for each dwelling; Hatch Beauchamp is characterised by stone or reconstituted stone buildings with limited render, all of the proposed dwellings would be rendered and this is out of keeping with and detrimental to the character of the village ; a bin store would be located adjacent to the western boundary with Home Orchard, this is likely to result in a nuisance due to smell and noise; the bin store, parking and garage in the northern corner of the site would result in the loss of the boundary hedge contrary to a condition of the outline permission and should be moved/deleted; a two storey "coach house" is to be provided along the northern boundary of the site with the existing bungalows, this would be out of character with development elsewhere in the village, too high, visible from Station Road, and provide a featureless expanse of wall facing the gardens of the bungalows; the roof-lights in the rear of the detached dwellings would overlook the existing properties to the detriment of the residential amenity of existing occupiers; the local school is at capacity and cannot accommodate children from the site; there are slow worms on the site and these are a protected species, all efforts must be made to act in accordance with the planning conditions and policies; there is an existing concrete works opposite and additional dwellings on the site may increase complaints about the use leading to evermore restrictive conditions being placed on the site; local employees park adjacent to the footpath that enters the concrete site from Station Road, this proposal will lead to a loss of that parking space creating pressure for on street parking that would be detrimental to highway safety; the proposal must not, on any account, result in more water run off into the concrete works.

## **POLICY CONTEXT**

Somerset and Exmoor National Park Structure Plan Policies STR1, STR5 and Policy 49.

Taunton Deane Local Plan Policies S1, S2, H2, H9, HB1 and Policy EN5

## **ASSESSMENT**

The Taunton Deane Local Plan allocates the northern part of the site (up to the boundary with the existing dwelling) for up to 5 dwellings. Outline planning permission was subsequently granted for a larger site allowing for the demolition of the existing dwelling. The larger site enabled the provision of an access road into the site thereby increasing the potential density of the site. Government advice contained within PPG3 requires development to be at the highest possible density, not less than 30 dwellings to the hectare. The proposed development would be approximately 37 dwellings to the hectare and would fall within these guidelines. The higher density of the proposal allows for a mix of dwellings to be provided on site and instead of a series of detached dwellings there is now a mix of 3 No. x 1 bed, 1 No. x 2 bed, 4 No. x 3 bed and 6 No. x 4 bed properties. 4 of the proposed dwellings will be for affordable housing to meet the need of the parish. Whilst Hatch Beauchamp has a high proportion of stone and re-constituted stone dwellings it also has several traditional rendered properties in the village. The proposed scheme offers rendered properties with the limited use of stone walling around the access and to the rear of the car parking, located within the terrace. This will help to tie the designs to the local vernacular and I consider that the proposal will be in keeping with the village of Hatch Beauchamp. Revised plans have simplified the porches on the proposed dwellings and these are now a mix of render and render and wood.

A coach house is proposed along the northern boundary of the site. This would be one and a half storeys in height with a two bed roomed flat in the roof. The main windows would face into the site and away from existing properties with velux roof lights on the northern elevation (facing the adjacent bungalow). These velux windows are required for light only and would be situated at a height to avoid overlooking. In addition the applicants are proposing to obscure glaze the velux so that the neighbour's amenity is secured.

The scheme includes a row of two storey dwellings that back onto the existing dwellings in Home Orchard. These dwellings would have a bedroom and bathroom located in the roof with velux windows in the rear slope to provide lighting. These windows would be located at such a height to avoid looking out towards the existing dwellings and would be obscure glazed.

The Local Plan considers that Hatch Beauchamp has a good range of facilities including a school and several local businesses. Following local concern and in line with the outline permission, the developer is now proposing 2 parking spaces per dwelling, which should avoid on street parking in dangerous positions. This is in excess of the Taunton Deane Local Plan policy M4 but recognises the exceptional circumstances that prevail and the requirement of the outline planning permission.

Slow worms have been identified as being present on the site and measures are being agreed for their relocation to an alternative site in line with recommended guidelines. The proposed surface water drainage scheme, agreed by the Environment Agency, has been submitted and I propose to add a note to remind the developer of the need to provide the scheme on site. Proposal considered acceptable.

## **RECOMMENDATION**

Subject to the receipt of no further representations raising new issues by... the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to additional conditions regarding obscure glazed velux windows to plots 10, 11, 12, 13 and 14, obscure first floor window to plot 9 and no new windows in the side elevation of plot 9 or the rear elevations of plots 10, 11, 12, 13 and 14.

**REASON(S) FOR RECOMMENDATION:-** The proposal is considered to be in accordance with the Taunton Deane Local Plan Policies S1, S2, and H2 and material conditions do not indicate otherwise.

**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: