

20/2004/011

MR & MRS D J TAYLOR

**ERECTION OF DETACHED DWELLING AND GARAGE AT LAND NORTH OF
GRANGE LODGE, KINGSTON ST MARY**

22280/29500

FULL PERMISSION

PROPOSAL

The current proposal is for the erection of a three bedroomed house with attached garage to be sited in between Grange Lodge and the barn to St Mary's Cottage, on the east side of the village opposite The Grange. The land is currently part of the garden and is currently used for parking, with a single garage for Grange Lodge. There are currently two points of vehicular access to the site, with a road frontage marked by large beech trees and a number of mature trees in the garden area. Grange Cottage a dwelling to the south of Grange Lodge also uses the access point to the site. The proposed dwelling is designed with a mix of render and stone walling with a clay tiled roof. Plans indicate visibility splays which would result in the existing hedge to the north cut back, a 1200 mm high fence with replacement hedge to its rear to the south of the northern most existing access. In 2001 permission was refused for the erection of a 4 bed dwelling on this site together with a garage for Grange Cottage, on grounds of the building and the design including the bulk, height, and materials being out of character with the Conservation Area which has low density and loose-knit pattern of development, and the proposed access and visibility splay would result in the removal of approximately 30 m of boundary hedgerow. Conservation Area Consent was granted for the demolition of the existing garage to Grange Lodge in October 2001.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAYS AUTHORITY - no objection. WESSEX WATER the site is within a foul sewer area and water mains are available, points of connection to be agreed. Note re connections. COUNTY ARCHAEOLOGIST archaeological monitoring condition needed.

LANDSCAPE OFFICER I still have concerns regarding the impact on the sitting of the Listed Building, the setting of conservation area and the proximity of the garage to the road frontage hedgerow. In considering the Deodar Cedar, the building would be outside the area specified in BS5837 which says no construction within half the height of the tree. CONSERVATION OFFICER whilst the application is less invasive in respect of loss of hedgerow, concerns re principal of development, as expressed previously still stand. (Previous comments:Grange Lodge is a substantial building within a large building plot. This part of the Conservation Area is characterised by such dwellings resulting in a loose knit pattern. The proposal would neither preserve nor enhance this character and would be contrary to national guidance and local policy.) DRAINAGE OFFICER note re soakaways.

PARISH COUNCIL supports the application in the absence of any views to the contrary.

3 LETTERS OF OBJECTION the exit onto the main road will increase the traffic on a very dangerous corner on what has become a very busy road; elderly drivers use the sheltered accommodation opposite the site; the proposal will create a small cul de sac providing access to three dwellings, the current owner of Grange Lodge has three cars and caravan, the other two dwellings are likely to have two cars each so with such a small turning area, there could be reversing onto the main road; with limited parking within the site vehicles may have to park elsewhere in the village; the application is within a Conservation Area and close to a Listed Building, so is this a sensible improvement or supplying necessary local improvement; the access is directly opposite the Grange, and this would be a difficult road access, detrimental to the environment of St Mary's Cottage, within a few feet of the boundary and would dominate the cottage; it would be very close to a magnificent Cedar, it would be a shame to see it go; Kingston St Mary has a setting enhanced by trees, a programme which threatens this could change the village.

10 LETTERS OF SUPPORT the proposed house would be an improvement, it has a low roof, appropriate spacing will be maintained; closing a vehicular entrance and planting will improve safety as there would be proper visibility; the current area is currently unfinished in appearance; provides residential accommodation; the design of the new house is in keeping with the village; the infill development is within the existing settlement limits; an improvement to this part of the village.

POLICY CONTEXT

Taunton Deane Local Plan S1 General Requirements relating to highway safety, accessibility, health and safety of users of the development, character of the landscape and building not to be harmed; S2 good design to reinforce the character; S7 developments in villages will be small scale which maintains or enhances the environmental quality; H1 Housing within Classified Settlements, gives guidance on the criteria for acceptability of housing; EN 5 Developments should not harm trees, hedgerows of value to the area's landscape, character or wildlife. EN 15 Conservation Areas. Development within or affecting a Conservation Area will only be permitted where it would preserve or enhance the appearance of the Conservation Area.

West Deane Local Plan WD/HO/3 new housing within settlement limits normally acceptable subject to proposals reflecting the form, character and setting of the settlement and integrity of the street scene; WD/HO/4 infilling where density increase erodes the character will not normally be permitted; WD/EC/23 development in Conservation Areas, to follow specific guidelines including retaining trees and hedgerows, and the design should preserve and enhance each area; WD/KM/2 new housing will be restricted to infilling within the defined limits.

ASSESSMENT

The site is located within Kingston St Mary Conservation Area next to a Listed Building. The area is characterised by large dwellings with large curtilages. This produces a loose knit pattern of development with trees and landscaping contributing to the character of the area. In this context, the principle of infilling of land between St Mary's Cottages (Grade II Listed Building) and Grange Lodge is considered unacceptable. The current

plan differs from the previous plan only slightly in respect to the size of the upper floor, there is no longer a bedroom over the garage, and minor alterations to the ground floor, but it is basically the same footprint; there is no replacement garage and less hedge is proposed to be removed. However the representations received from the Conservation and Landscape Officers have not been overcome. Whilst the removal of less hedge is welcomed, the application as it stands is still not acceptable. The hedgerow to the north is shown only to be cut back, however the Landscape Officer is concerned that the attached garage is too close to this feature and that this may necessitate its removal which is not considered acceptable.

RECOMMENDATION

Permission be REFUSED on the grounds that the close proximity of the new dwelling to existing buildings would result in overdevelopment of the site and be detrimental to the character of the Kingston St Mary Conservation Area and thus is considered to be contrary to Structure Plan STR1 and Policy 9, West Deane Local Plan Policies WD/HO/3A and 4 and Taunton Deane Local Plan (revised deposit) Policies S1, S7 H1 and EN 15. The proposed dwelling is also considered to be out of keeping with the character of the area by virtue of its bulk and depth, and would be out of keeping with the existing properties and character of the Conservation Area contrary to Structure Plan Policies STR1, West Deane Local Plan Policy WD/EC/23 and Taunton Deane Local Plan (revised deposit) Policies S2 and EN 15. Furthermore the potential loss of the hedge with its mature beech hedge is not considered to be acceptable and contrary to Policies STR1 and Policy 9 of the Structure Plan, West Deane Local Plan WD/HO/3A and Taunton Deane Local Plan (revised deposit) Policies S1 and EN5.

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: