

PERSIMMON HOMES (SW) LTD

**VARIATION OF CONDITION 1 TO APPLICATION 05/10/0014 TO AMEND THE EXTERNAL FACING MATERIALS FOR PLOT 49 (SHOWHOME) AT LAND WEST OF BISHOPS HULL ROAD, BISHOPS HULL**

Grid Reference: 320298.124299

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**RECOMMENDATION AND REASON(S)**

Recommended Decision: Conditional Approval for the following reason:

The proposal is considered not to have a detrimental impact upon visual or residential amenity or to harm the street scene given materials used given the previously approved reconstituted stone and is therefore considered acceptable and, accordingly, does not conflict with Taunton Deane Local Plan Policies S1 (General Requirements) and S2 (Design).

**RECOMMENDED CONDITION(S) (if applicable)**

1. The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule attached to e-mail dated 4 February and the following approved plans:

(A3) DrNo 1443-AD Addendum sheet 4 and Flint and brick unit with porch

(A3) DrNo 1443-P-S3 Plans and elevations style 3

(A3) DrNo SLP-02 Plot 49 Site location plan

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The hedgerows along the southern, eastern and western boundaries of the site and adjacent to plots 29-38, 44, 45, 48 and 54 and plots 157-166 shall be retained and not be removed at any time unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the character of the area in accordance with Policy S2 of the Taunton Deane Local Plan.

3. The section of hedge to be translocated shall be carried out in accordance with details on plan L.09C and details of the maintenance of this hedge and infilling with appropriate planting shall be submitted to and agreed in writing by the Local Planning Authority within the first planting season after it has been moved and this shall then be carried out and maintained for a period of up to 5 years following the hedge translocation.

Reason: In order to maintain the character of the roadside hedge in the area in

accordance with Policy S2 of the Taunton Deane Local Plan.

4. Where the hedge protection cannot be provided at 2m distance, details of alternative means of protection shall be submitted to and agreed in writing by the Local Planning Authority prior to construction work commencing in the vicinity of the hedge concerned and shall thereafter be provided during the construction.

Reason: To protect the hedge in the interests of the amenity of the area in accordance with Policy S2 of the Taunton Deane Local Plan.

5. Cycle storage prior to occupation shall be provided for each plot within garages or storage sheds and shall thereafter be retained.

Reason: To ensure adequate cycle parking is provided on site in the interests of sustainability and in accordance with Policy M4 of the Taunton Deane Local Plan.

6. Details of the emergency access surfacing and bollard provision shall be submitted to and approved in writing by the Local Planning Authority prior to it being brought into use.

Reason: In the interests of the amenity of the area in accordance with Policy S2 of the Taunton Deane Local Plan.

7. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 ("the 1995 Order") (or any order revoking and re-enacting the 1995 Order with or without modification), no development of the types described in Schedule 2 Part 2 Class A of the 1995 Order other than that expressly authorised by this permission shall be carried out without the further grant of planning permission.

Reason: To prevent inappropriate walls and fencing across the site to protect the character of the area in accordance with Policy S1(D) of the Taunton Deane Local Plan

8. Details of any culverting of the ditch serving the existing pond to the west of the site shall be submitted to and approved in writing prior to the work being carried out.

Reason: To ensure there is adequate drainage provision to the pond within the site in accordance with PPS9.

9. Details of the hedge retention in respect of the section adjacent to the north of Plot 54 and any cutting back and replanting of the road frontage hedge, shall be submitted to and approved in writing by the Local Planning Authority prior to the work being carried out and any replanting shall be maintained for a

period of up to 5 years.

Reason: To safeguard the character and appearance of the area in accordance with Taunton Deane Local Plan Policy S2.

Notes for compliance

## **PROPOSAL**

The proposal is an amendment to the show home, plot 49 which has been built on site and so is retrospective. The approved wall materials for the property were a Yate grey reconstituted stone on all elevations. The proposed changes include a porch feature and the use of red brick on the side and rear elevations, plus quoins and detailing on the front together with the use of a natural stone, in this case flint on the front elevation. The roof is constructed of the approved slate.

## **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.

## **CONSULTATION AND REPRESENTATION RESPONSES**

### **Consultees**

*SCC - TRANSPORT DEVELOPMENT GROUP* - No observations to make.

*BISHOPS HULL PARISH COUNCIL* - I know that you are aware of local concerns about the facing which has been put on the show home at the Persimmon/Charles Church development on Bishop's Hull Road. Our planning panel went to visit the show home (and were very impressed!) but are less happy about the flint finish which they feel should be more in keeping with the local area. Flint is not a local mineral.

### **Representations**

Cllr Williams objects as imitation flint walling more suited to Salisbury or Kent and not vernacular to the area. While the Blackdown Hills has a lot of flint walling it looks nothing like the artificial finish on the front of the show home and in my view is not

acceptable as it does not comply with the previously approved finishes to the site.

8 objections received on grounds of

- Materials not in keeping with surrounding dwellings and needs to be as original application
- The 'flint effect' face elevation is out of character with the architecture of this area of Somerset
- The facing materials are a grim unwelcoming façade in a dominant position that has no relationship to surrounding houses.
- The roofing also needs to be changed
- The frontage is badly finished with a patch up of two different types of stone
- The use of flint is incongruous to the area and there is no precedent for its use. The dwelling is prominent close to the road and the use of materials not local to the area makes it look more out of place.
- It is at odds with the originally submitted design statement.
- The claimed use of natural stone is disingenuous as the material is blocks with flint stuck to it so it gives the appearance of pre-cast panels, with more cement showing than flint and with banding affects as opposed to a more natural random coursing that would be normally found in a flint wall.
- The porch is also out of keeping with the 'cottage style' and the appearance has lost its integrity and become over fussy with the mix of brick and 'stone' and the quoin detailing.
- The developer has gone ahead with advance construction work prior to the application and has allowed no debate or observation but has produced "fait accompli" in the mind of the developer which is wrong.

## **PLANNING POLICIES**

PPS1 - Delivering Sustainable Development,

PPS3 - Housing,

STR1 - Sustainable Development,

S1 - TDBCLP - General Requirements,

S2 - TDBCLP - Design,

## **DETERMINING ISSUES AND CONSIDERATIONS**

The main issue for consideration is the impact on the area given the change in design and materials. The roof slate and porch feature are considered acceptable additions to the character of the property and the main issue is the change from a reconstituted stone to a natural stone and brick. The brick used accords with the approved brick for the site and therefore there would be no objection if this property were to be a wholly red brick unit rather than one in reconstituted stone. In addition to the brick however a natural stone, in this case flint, has been used on the front of the property.

The issue therefore is whether the use of flint on the front elevation as opposed to the approved reconstituted stone or an alternative stone is appropriate in this location. Objections have been received on the basis that flint is not an appropriate stone here. There is limited range of natural stone used across the borough as a whole and the majority of properties tend to be brick or render. The use of flint occurs in the southern part of the district where it tends to form an element in the natural chert stone. It is not therefore totally alien to the area. In Bishops Hull village

there is very little natural stone, the main building being the church which consists of a variety of stone types. On the basis that the use of the flint is limited on the building and can be found in the district and is better than a reconstituted stone area the proposal is considered acceptable.

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

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