

30/13/0044

H TOTTLE & SON LTD

VARIATION OF CONDITION No 2 (APPROVED PLANS) IN RELATION TO PLOT 12 OF APPLICATION NUMBER 30/10/0032 AT SELICKS GREEN FARM, PITMINSTER (AS AMENDED)

Location: SELICKS GREEN, PITMINSTER, TAUNTON, TA3 7SA

Grid Reference: 321227.119119

Removal or Variation of Condition(s)

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

RECOMMENDED CONDITION(S) (if applicable)

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A3) DrNo 02 Rev J Site Plan

(A2) DrNo 77 Rev E Proposed Plans and Elevations Plot 12

(A2) DrNo 69 Rev P Proposed Site Layout Sketch Scheme XXXII

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

Notes to Applicant

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the applicant and has negotiated amendments to the application to enable the grant of planning permission.

PROPOSAL

The proposal is to vary condition 2 on the original permission for 15 dwellings to

allow for a variation of the design on plot 12. The design changes include a rooflight to the front, a change to the front window configuration removing a window, a change in the openings in the eastern side elevation with an additional window, widening of a doorway and removal of a balcony, a reduction in the front gable by 1m, widening the double garage and the provision of two dormers and a stair gable to the rear elevation.

A revised plan has been received that deletes the rear stair gable and introduces a new rear rooflight and first floor window to the rear and east elevation.

SITE DESCRIPTION AND HISTORY

The site is part of the former Tottle builder's yard and has previously had permission for 15 dwellings (30/10/0032) including affordable housing, which has already been provided. The application site relates to plot 12 only.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

PITMINSTER PARISH COUNCIL - Parish Council objects to the granting of permission for the following reasons:

Whilst the site is not exactly in the designated area of the Blackdown Hills AONB, it is very close. It is the policy of the LPA to safeguard the exceptional landscape quality of the countryside through the strict control of development. The Parish Council feel the proposal would constitute a visual intrusion which would be detrimental to the amenities of the AONB and would therefore be contrary to this policy.

The rear elevation of the building proposed (by reason of its additional ridge height and the bulk of the part of the building proposed to gain access to the second floor), would be very visible from the north through to east-north-east and would be out of keeping and inappropriate to the locality and the countryside, causing an awful blot to the landscape backdrop of the AONB.

Further Comments following Amended Plans

Parish Council objects to the granting of permission for the following reasons:

It is the policy of the LPA to safeguard the exceptional landscape quality of the countryside through the strict control of development.

The original plans were given full approval by the residents of Blagdon Hill and the Parish Council. It is felt that the dwellings built should mirror those plans. If dormer windows had been in the original plans then the Parish Council and residents would have objected strongly at that time.

Due to the prominent position of the proposed dwelling, despite the re-design of the rear elevation which omits the external stairway, the Parish Council are still of the

opinion that the proposal with the dormer windows would constitute a visual intrusion and would be out of keeping and inappropriate to the locality and the countryside, causing an awful blot to the landscape backdrop of the AONB. The simple solution is to replace the dormer windows with velux.

Representations

4 people (8 letters) of OBJECTION on grounds of:

- 3 storey dwelling inappropriate,
- the massing has been increased,
- the rear elevation is a town type semi-industrial formed facade,
- it will dominate the rural landscape and setting to the AONB and is entirely inappropriate in form, massing and character,
- dormers will cause overlooking,
- doors at second floor are out of scale and out of keeping with other dwellings,

- layout plan is incorrect and levels have changed.

PLANNING POLICIES

NPPF - National Planning Policy Framework,
DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,

LOCAL FINANCE CONSIDERATIONS

The development of this site would not result in any additional payment to the Council of the New Homes Bonus beyond that under 30/10/0032.

DETERMINING ISSUES AND CONSIDERATIONS

The proposal is to vary the design of plot 12 to provide rooms within the roof space, enlarge the double garage and undertake minor elevational changes. The issues here are impact on neighbouring amenity, design and landscape impact.

The new dormer windows at the rear serve an office and a bedroom and there was a new stair window which all look out over the countryside to the north. The stair gable has been deleted as part of the amended plan, although a landing window and rooflight have been added. Views of a neighbour's property to the west will be visible at an angle, however the impact of this is not such to warrant an objection to the changes and the dormers could be provided under permitted development rights in the future. The reduction in the projection of the front gable and widening of the single storey attached garage and window changes are not considered to cause any significant adverse neighbour impact.

The height of the approved plot 12 was 9m and the current proposal does not increase the roof height. The finished floor level is not changing from that previously approved. The dormer design is considered acceptable and there are others in the

village. Such dormers could be provided under permitted development rights once the property is completed and occupied and therefore it would be unreasonable to raise an objection on this basis. The reduction in the projection of the front gable and widening of the single storey attached garage does not cause harm to the design of the existing approved detached property and the changes are not out of character with the other approved plots.

The site does not lie within the AONB and the proposed changes do not increase the height of the approved scheme. The design changes are not considered to have any significant landscape impact or harm to the amenity of the area and neighbours and the proposal is considered acceptable and is recommended for approval.

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

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