

GREENVIEW DEVELOPMENTS

Demolition of garage and side extension with erection of 1 No. attached dwelling with associated works to the side of Jessamine Cottage, The Holloway, Holywell Lake, Wellington

Location: JESSAMINE COTTAGE, THE HOLLOWAY, HOLYWELL LAKE,
WELLINGTON, TA21 0EJ

Grid Reference: 310667.120497

Full Planning Permission

Recommendation

Recommended decision: Refusal

- 1 The proposed new dwelling would be located outside of development limits and is therefore classed as being located in Open Countryside, where new residential development is not supported and the Local Planning Authority resists the development of land for 'open market' housing. The dwelling would be remote from local facilities and services, fostering the growth in the need to travel and representing an unsustainable form of development. The proposal is therefore contrary to policies SP1 and DM2 of the adopted Taunton Deane Core Strategy and policy SB1 of the adopted Taunton Deane Site Allocations and Development Management Plan (December 2016). There is considered to be no reasonable justification to allow for a departure from policy in this instance.
- 2 This proposal is considered to harm the character and appearance of the area and on the streetscene by introducing a new semi-detached property into a predominantly detached area of the hamlet which would have a detrimental impact. The design of the new dwelling is not in keeping with the adjoining Jessamine Cottage in terms of the arrangement of the new window openings and lack of entrance on the principle road elevation. For these reasons it is considered that the proposal does not accord with local policies DM1, DM2 and CP8 of the Taunton Deane adopted Core Strategy.
- 3 The Local Planning Authority considers that the proposal as submitted demonstrates a lack of parking provision and the arrangement of the parking spaces together with the lack of visibility with the adjoining busy road, it is considered that the proposal is not acceptable in terms of Highway safety in terms of a danger to both pedestrians walking along the road and in terms of vehicular parking and therefore the scheme is contrary to local policies DM1, of the adopted Core Strategy and policy A1 of the adopted SADMP and also fails to meet the requirements of Section 4 of the National Planning Policy Framework (NPPF).

Recommended Conditions (if applicable)

Notes to Applicant

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council works in a positive and pro-active way with applicants and looks for solutions to enable the grant of planning permission. However in this case the applicant was unable to satisfy the key policy test and as such the application has been refused.

Proposal

Demolition of garage and side extension and replacement with the erection of 1 attached dwelling with associated works to the side of Jessamine Cottage, The Holloway, Holywell Lake, Wellington. Works to renovate the current cottage have taken place as well re-landscaping to the rear west and southern side. The proposal seeks permission to demolish the single storey extension to the side of the cottage and constructed a new 3 bed two storey cottage with new small external courtyard area and off street parking for 2 cars. The dwelling is proposed to an open market dwelling.

It is also proposed to reconstruct a new post box to replace the existing in the garage wall.

Site Description

Jessamine Cottage is located directly adjacent to the back edge of the highway in the small hamlet known as Holywell Lake that is 2km (1.24miles) south west of Wellington. It is claimed that part of the original cottage was rebuilt following a fire in the past and previous to this there was once a terrace of several cottages in this location. No planning history has been submitted to establish this and having looked at historic maps online, in 1930 the site is shown to have 2 buildings and from maps in 1962 to 1972 and 1993 it is shown as a post office. There is also an existing post box adjacent to the wall of the garage element on the south of the main house structure.

The current site comprises of a 2 storey dual pitched cottage finished in render with a slate roof and also attached to the side (south) is a low mono-pitched single storey extension and garage with an external post box beside it. This is also rendered and clad with a corrugated tin roof. This is also a single storey small outbuilding set back from the road and adjacent to the left (northern) side of the dwelling, as well as 1 parking space.

At the time of the recent site visit, the main house is covered with scaffolding due to renovation works on the main house, the mono-pitched garage/store building still stand on the site and extensive ground works beside the building and the steeply rising land to the rear have also been undertaken.

Relevant Planning History

None

Consultation Responses

WELLINGTON WITHOUT PARISH COUNCIL - The PC supports this application for the following reasons, inter alia. The development will greatly improve a tired and rather depressing site and create some additional affordable housing on an existing footprint which will greatly benefit the local community.

Further to previous comments which still stand we would like to add the following, although the general opinion of the village is that this development enhances the streetscene and provides more affordable accommodation we feel that after the receipt of a letter from a local resident and subsequent discussion, consideration of privacy with neighbouring property needs to be addressed.

SCC - TRANSPORT DEVELOPMENT GROUP - No comments received at time of writing this report.

BIODIVERSITY -

The application is for the demolition of a garage and side extension with the erection of an attached dwelling to the side of Jessamine Cottage, Holywell Lake.

Blue sky ecology carried out a Bat and Bird Report by surveying the single storey outbuilding only in February 2018. Findings were as follows;

Birds - The surveyor found evidence of historic bird nesting.

Bats - No bats were observed roosting in the building. The building is in a poor condition due to the collapsed roof letting in water.

I support the recommendation to install two bat bricks during the renovation works

Condition for protected species:

The applicant shall undertake all the recommendations made in Blue sky Ecology's Bat and Bird Report dated February 2018

The works shall be implemented in accordance with the approved details and timing of the works, unless otherwise approved in writing by the Local Planning Authority.

Reason: to protect wildlife

Informative Note

It should be noted that the protection afforded to species under UK and EU legislation is irrespective of the planning system and the developer should ensure that any activity they undertake on the application site (regardless of the need for planning consent) must comply with the appropriate wildlife legislation

WESSEX WATER - Due to a recent change in personnel we have been unable to provide site specific comments for a number of planning consultations received between the end of March and the beginning of April. We are sorry about this and are working hard to get back on track.

As the request for comment on this application is more than 3 weeks old we are not planning to respond unless we are contacted again on current or emerging issues which require attention.

Please note that advice on obtaining new connections to drainage and water supply networks and other development information can be found at www.wessesxwater.co.uk

Representations Received

6 letters have been received from the local community, 1 of objection and 5 of support. They raise the following issues:

Objection

- I object to the application plan 17/830/04 refers to re-landscaping in progress, chapter 6 of the design and access statement refers to landscaping the gardens and providing natural screening and nowhere in the application and associated drawing does it show in detail what this current re-landscaping consists of?
- It is actually the construction of gabion basket terracing giving potential for intensification of use of the rear garden of Jessamine cott, leading to greater overlooking into the rear garden of Fanco significantly impacting on our privacy and residential amenity.
- No specific mitigation has been provided for this invasion of privacy and this needs to be addressed.
- The application form confirms that the current provision for off street car parking for the one existing property is for 2 cars. The proposal for parking for the proposed 2 properties is for 2 cars.
- We all know that irrespective of the applicants claims, the 2 proposed 3 bed homes will attract families that are likely to generate more than 1 vehicle per household. As a result, the 2nd or 3rd vehicles will be forced to park on the public highway and the only location this is likely to occur is outside our property Fanco on Farthing Down next to the junction with the Holloway.
- This area of the highway is already congested with cars of residents of neighbouring residential properties. The likely increase in on street parking will both have an adverse impact on highway safety of the junction and on the appearance of the streetscene.

Support

- Works are considered acceptable as it would improve the appearance of this run-down untidy site and improve the character and appearance of the area.
- An additional new rural dwelling will maintain the rural environment and would also introduce much needed affordable housing in the area.

- The works would develop the existing footprint of a previously developed site.
- It would be fantastic to see this cottage brought back into use.
- The construction of smaller properties should be encouraged as too many properties have now been extended into much larger and more expensive homes.
- The availability of smaller more affordable quality homes in the countryside now seems quite limited.

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for Taunton Deane comprises the Taunton Deane Core Strategy (2012), the Taunton Site Allocations and Development Management Plan (2016), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below.

SP1 - Sustainable development locations,
 DM1 - General requirements,
 DM2 - Development in the countryside,
 DM4 - Design,
 CP8 - Environment,
 SB1 - Settlement Boundaries,
 A1 - Parking Requirements,
 D7 - Design quality,
 D10 - Dwelling Sizes,
 D12 - Amenity space,

This takes into account the recent adoption of the SADMP.

Local finance considerations

Community Infrastructure Levy

The application is for residential development outside the settlement limits of Taunton and Wellington where the Community Infrastructure Levy (CIL) is £125 per square metre. Based on current rates, the CIL receipt for this development is approximately £11,500.00. With index linking this increases to approximately £15,500.00.

New Homes Bonus

The development of this site would result in payment to the Council of the New Homes Bonus.

1 Year Payment

Taunton Deane Borough	£1,079
Somerset County Council	£270

6 Year Payment

Taunton Deane Borough	£6,474
Somerset County Council	£1,619

Determining issues and considerations

The main issues and considerations in this case are;

- **Principle of development,**
- **Impacts on the character and appearance of the area,**
- **Impacts on residential amenity,**
- **Highway safety.**

Principle of development,

The main policy considerations in this case are the location of the site which is outside of development limits policy SP1, of the adopted core strategy, (Sustainable development locations) and local policy SB1 (settle boundaries) of the adopted SADMP (site allocations and development management plan). Development outside of these areas is classed as being in the open countryside. Adopted core policy DM2, (development in open countryside) supports certain developments in the open countryside, however, the proposals do not relate to the replacement of an existing dwelling or the conversion of a rural building. The application is for an open market dwelling and therefore can not be assessed against the rural exceptions criteria for affordable housing.

The proposals are therefore not supported by the development plan. It is therefore necessary to consider whether the proposals cause any demonstrable harm. In terms of the principle of development, Holywell Lake is remote from a number of day to day services and resident are going to be reliant on the private motor car to access these essential facilities. This is not considered to be a sustainable pattern of development that could repeated too often in areas of open countryside. When considering whether development is sustainable (as defined in the NPPF) it is also necessary to consider other factors such as creating a high quality built environment with accessible local services. It also requires an environmental element to be considered such as minimising pollution and moving to a low carbon economy.

Impacts on the character and appearance of the area,

Holywell lake is a small hamlet with several residential properties both single storey bungalows and also two storey detached and terraced housing along each side of The Holloway (the main road). These are constructed in a range of varying style and materials and include a converted chapel (into residential) and a nearby public house (Holywell Inn), which is the only local facility.

In terms of appearance, the proposed additional dwelling is shown on the submitted detail as having the same ridge height as Jessamine Cottage (2 storey) and be constructed in painted render with timber windows and doors, and have a slate roof to match the existing house. However, the arrangement of windows on the front elevation (particularly) do not match Jessamine and the entrance to the new dwelling is via the southern gable end rather than front and facing the front street. The street elevation has the appearance more akin to a rear elevation and this is out of character with the street scene.

There are also concerns regarding the amount of useable outside amenity area on already restricted site due to the steeply rising topography as the proposed site plan indicates a significant reduction in the amount of rear garden space for Jessamine Cottage and only part useable space which includes a small new courtyard to the western gable end of the new dwelling.

Given the aforementioned it is considered harmful to the character of the area and on the streetscene and that the proposal is contrary to adopted core policies DM1 and DM4, and also local policies D7 and D12 of the adopted SADMP (Site Allocations and Development Management Plan) 2016.

Impacts on residential amenity,

Several letters of representation have been received from members of the local community and can be seen above in this report. The single objection relates to the lack of re landscaping detail and impacts on adjoining privacy, and lack of parking (to be discussed in the next section).

The lack of landscaping and the overall amount of amenity provision is a concern and further details could be required regarding the detail via a condition if the scheme were recommended for approval. However, as previously commented development in rural areas are strictly controlled.

Overall it is considered that the development would not have significant adverse impacts on residential amenity in the area in terms of overlooking, overbearing impact and lack of privacy.

Highway safety.

At the time of writing this report no comments have been received from SCC Highways. However, in their adopted Parking Strategy which includes their Standing Advice, this guides that the site is located within car parking Zone B, which guides that 3 bed houses should provide 2.5 car parking spaces + visitor parking plus cycle spaces of 1 space per bedroom. In this case, the proposal should provide parking for both the existing house and the proposed dwelling.

The proposed Site Plan (dwg. no. 17/830/04, Rev B) indicates only 2 cycle spaces for the new proposed dwelling (an under provision of 1 space). Only one car parking space is shown for the new dwelling and one space for the existing Jessamine Cottage. The parking space for the new dwelling is parallel to the adjoining road The Holloway, and the existing car parking space for Jessamine is beside the gable end, where there is no turning available and therefore would need to either reverse into or out of the single space (which when measured is not the required 6m x 3m (beside Jessamine)).

The Holloway is a Classified (Class C) road and therefore, both the lack of parking provision (by at least 3 parking spaces and the arrangement of the spaces together with the lack of visibility with the adjoining busy road, it is considered that the proposal is not acceptable in terms of Highway safety in terms of a danger to both pedestrians walking along the road and in terms of vehicular parking and therefore refusal on highway grounds is advised as the scheme is contrary to local policies DM1, of the adopted Core Strategy and policy A1 of the adopted SADMP.

Conclusion

Given the discussion on the issues and considerations above, and the comments received, the proposal is recommended for refusal on the grounds on development outside the settlement boundaries, the design of the new dwelling adversely affecting the character and appearance of the character and the issues of Highway safety.

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

Contact Officer: Sue Keal