

48/16/0066

WRENCON DEVELOPMENTS LTD

Replacement of garage and greenhouse with erection of 1 No. detached dwelling with parking and alterations to access in garden to the side of Woodlands, Yallands Hill, Monkton Heathfield

Location: WOODLANDS, YALLANDS HILL, MONKTON HEATHFIELD,
TAUNTON, TA2 8NA

Grid Reference: 325242.126772

Full Planning Permission

Recommendation

Recommended decision: Conditional Approval

Recommended Conditions (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:

(A4) Location Plan

(A2) DrNo 1068 002 Rev A Proposed Site Plan

(A1) DrNo X16263_3D_SX Rev A Topographical Survey

(A1) DrNo 1608 001 Rev A Proposed Floor Plans & Elevations

(A4) Access Elevations

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

3. No development shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and thereafter retained as such, in accordance with the approved details as above, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not harm the character and appearance of the area.

4. The building(s) shall not be occupied/use shall not commence unless the

access to the site has been provided in accordance with the approved plans. The access shall thereafter be retained in the approved form.

Reason: To ensure suitable access to the site is provided and retained, in the interests of highway safety.

5. There shall be no obstruction to visibility greater than 900mm above the adjoining carriageway level within the visibility splays shown on the approved plans.

Such visibility splays shall be fully provided before the new access is brought into use/buildings are occupied/use commences and shall thereafter be maintained in the approved form.

Reason: To ensure suitable visibility is provided and retained at the site access, in the interests of highway safety.

6. The development hereby approved shall not be occupied or the use commenced until space has been laid out, drained and surfaced within the site in accordance with the approved plan(s) for the parking and turning of vehicles, and such areas shall not thereafter be used for any purpose other than the parking and turning of vehicles associated with the development.

Reason: To ensure that there is adequate space within the site for the parking and turning of vehicles clear of the highway, in the interests of highway safety.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any order revoking and re-enacting that Order, with or without modifications, no vehicular access gates shall be erected at any time unless they are set back a minimum distance of 6m behind the highway boundary and hung so as to open inwards only.

Reason: To allow a vehicle to wait off the highway while the gates are opened or closed and thus prevent an obstruction to other vehicles using the highway.

9. For a period of five years after the completion of the development, the boundary hedges, as shown in drawing no. 1608/002A, shall be maintained in a healthy weed free condition and any trees or shrubs that cease to grow, shall be replaced by trees or shrubs of similar size and species.

Reason: To ensure that the proposed development does not harm the character and appearance of the area.

10. The cycle storage facilities shown on the approved plan shall be constructed and fully provided prior to the building being occupied and shall thereafter be retained for those purposes.

Reason: To ensure that adequate facilities are included for the storage of cycles, in the interests of sustainable transport.

11. The bin storage facilities shown on the submitted plan shall be constructed and fully provided prior to occupation of the dwelling(s) hereby permitted, and shall thereafter be retained for those purposes.

Reason: To ensure that adequate facilities exist for the future residents of the site and that the proposed development does not harm the character and appearance of the area.

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 and has imposed planning conditions to enable the grant of planning permission.
2. New water supply and waste water connections will be required from Wessex Water to serve this development. Application forms and guidance information is available from the Developer Services web-page at www.wessexwater.co.uk/developerservices. As from 1st October 2011, all sewer connections serving more than a single dwelling will require a signed adoption agreement with Wessex Water before the connection can be made. Further information can be obtained from our New Connections Team by telephoning 01225 526222 for Water Supply and 01225 526333 for Waste Water.

Proposal

Planning permission is sought for a detached two storey dwelling, to be sited to the east of Woodlands on Yallands Hill. The dwelling will be of traditional style, windows to the front and rear elevations, a gabled tiled roof and rendered walls with brick plinths. The existing access will be widened to serve both the existing and proposed dwelling. Two parking spaces and a turning area are to be provided for the proposed dwelling and three spaces and a turning area to serve the existing dwelling. The proposal includes a shed to be sited within the curtilage of the proposed dwelling to provide bicycle storage and a recycling area. A 1.8m high timber fence will be erected to create private amenity space for the proposed dwelling to the rear of the site. The accommodation will comprise a kitchen, dining area, lounge, two bedrooms and bathrooms.

Site Description

The site is located on the northern side of Yallands Hill, opposite the petrol filling station. The site comprises an area of residential curtilage to the east of Woodlands, on which is currently sited a large detached garage, greenhouse and shed. Woodlands is a semi-detached two storey dwelling and its boundaries to the

north and east mark the edge of the designated development boundary in this part of Monkton Heathfield. Agricultural land adjoins the site to the north and east and there is existing hedging along these boundaries. There is an existing access onto the site with an established hedge along the roadside boundary.

Relevant Planning History

none

Consultation Responses

WEST MONKTON PARISH COUNCIL – the building is situated in front of the building line. The architectural style is acceptable. The shared access is acceptable.

SCC - TRANSPORT DEVELOPMENT GROUP – refer to standing advice
Standing advice requires:

- Visibility splays of 2.4 x 43m in either direction, measured to the nearside carriageway edge.
- Pedestrian visibility splays of 2 x 2m to the rear of the footway.
- Provision of adequate drainage so that surface water does not drain from the site onto the highway or vice versa.
- The access should have a minimum width of 3m with a minimum of 5m over a minimum 6m length where more than 1 dwelling is served.
- The access should be properly consolidated for the first 5m and must not exceed a gradient of 1 in 10 for the first 6m from the edge of the adopted highway.
- Vehicular entrance gates should be set back a minimum distance of 6m from the carriageway edge and should open inwards. Pedestrian gates should open inwards.
- On site turning space should be provided where the proposal derives access from a classified road.
- Turning will be required, independent of the necessary parking provision where an access is onto a classified road.

WESSEX WATER –

Water Supply and Waste Connections

New water supply and waste water connections will be required from Wessex water to serve this proposed development. Application forms and guidance information is available from the Developer Services web-pages at our website

www.wessexwater.co.uk.

Further information can be obtained from our New Connections Team by telephoning 01225 526222 for Water Supply and 01225 526333 for Waste Water.

S105a Public Sewers

On 1st October 2011, in accordance with the Water Industry (Schemes for Adoption

of Private Sewers) Regulations 2011, Wessex Water became responsible for the ownership and maintenance of thousands of kilometres of formerly private sewers and lateral drains (section 105a sewers).

At the date of transfer many of these sewers are unrecorded on public sewer maps. These sewers can be located within property boundaries at the rear or side of any premises in addition to the existing public sewers shown on our record plans. They will commonly be affected by development proposals and we normally advise applicants to survey and plot these sewers on plans submitted for Planning or Building Regulations purposes.

More information relating to this transfer can be found on our website. It is important to undertake a full survey of the site and surrounding land to determine the local drainage arrangements and to contact our sewer protection team on 01225 526333 at an early stage if you suspect that a section 105a sewer may be affected.

Separate Sewer Systems

Separate systems of drainage will be required to serve the proposed development. No surface water connections will be permitted to the foul sewer system.

Representations Received

none

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), saved policies of the Taunton Deane Local Plan (2004), 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. Policies from emerging plans are also listed; these are a material consideration.

DM1 - General requirements,
SP1 - Sustainable development locations,
CP1 - Climate change,
CP8 - Environment,
A1 - Parking requirements,
A5 - Accessibility of development,
D10 - Dwelling sizes,
D12 - Amenity space,

Local finance considerations

Community Infrastructure Levy

Creation of new dwelling is CIL liable. Dwelling measures approx. 92m².

The application is for residential development in Taunton where the Community Infrastructure Levy (CIL) is £70 per square metre. Based on current rates, the CIL receipt for this development is approximately £6,500.00. With index linking this increases to approximately £7,500.00.

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 site lies within the settlement limits of Monkton Heathfield, with good access to services and facilities. As such the principle of housing development is supported and the proposals should make efficient use of the land. Policies SP1, CP8 and DM1 of Taunton Deane Core Strategy and policies A1, A5, D10 and D12 of the Site Allocations and Development Management Plan (SADMP) are considered relevant.

Design and Visual amenity

Woodlands has an unusually shaped garden to the east and the subdivision of this to form a separate plot would not result in a cramped form of development. Woodlands is a semi-detached property and the pair of dwellings are set at a 45% angle to the road. Whilst the proposed dwelling is set further forward than Woodlands, its siting will fit with the pattern of development along this part of Yallands Hill.

The dwelling will be two storey with a maximum height of 7.3m. The size of the dwelling and the level of provision of amenity space meet the requirements set out in the SADMP. There are a mixture of dwellings in this part of Monkton Heathfield and the proposed design is not considered to detract from the character and appearance of the area. From the roadside the proposed rear garden fence will be visible but it is set back within the site sufficiently to not impact upon the street scene.

In terms of the wider landscape, the existing boundary hedges are to be cut back and retained. The dwelling will replace existing outbuildings and it will not significantly affect the visual amenities of the surrounding area.

Residential amenity

The design of the dwelling shows windows to the front and rear elevations only. There is considered to be no loss of light or loss of privacy to nearby properties, in particular Woodlands, which adjoins the western boundary. There are no properties adjoining the north and east boundaries of the site.

Access and Parking

The parking and cycling provision for the proposed dwelling are in line with the requirements under policy A1 of SADMP. Both the existing and proposed dwellings will have their own turning areas.

The existing access is to be widened to serve both dwellings. Visibility can be provided to 43m to the east and 36m to the east. This is slightly below the standard requirement of 43m in both directions. Removal of a greater section of the boundary hedge would not improve the levels of visibility. Given that the proposal will improve the existing access by widening it by 3m the slightly reduced visibility levels to the east are deemed acceptable. A suitable condition to prevent gates being installed within the first 6m of the access would be required to ensure safety of the users of the highway.

Other matters

Bin storage areas are provided for within the site and this is to be conditioned to ensure provision before occupation of the dwelling.

The possible receipt of the Community Infrastructure Levy and New Homes Bonus is noted, however, it is considered that these matters carry very limited weight in this case.

Conclusion

The proposed development will make appropriate use of land within the settlement limits without detriment to visual residential amenity and is therefore recommended for conditional approval.

The applicant is an elected Councillor and as such the application is put to Committee for a decision in line with Council procedures.

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

Contact Officer: Ms F Wadsley