

07/2005/021

MR ROBERTS

**ERECTION OF 2 DETACHED HOUSES, ROSE COTTAGE, BRADFORD ON TONE
AS AMPLIFIED BY LETTER DATED 13TH SEPTEMBER, 2005**

17287/22417

OUTLINE APPLICATION

PROPOSAL

It is proposed to erect two detached houses on land currently forming the side garden of Rose Cottage. Rose Cottage is a Grade 2 Listed Building. Also included within the application site is an area to the east, which was granted permission to change the use of part of the field to domestic use for drive and garden in 1992. The whole site is within the settlement limits as shown on the Taunton Deane Local Plan Revised Deposit plans, however on the latest published drawings in the Taunton Deane Local Plan, the old boundary not including the approved change of use, was taken as the settlement boundary line. The Local Plan Officers have confirmed that the Taunton Deane Local Plan Revised Deposit is the correct line in this instance, so all the site is within the settlement boundary. There are also has significant large trees on the site, alongside the road, and some other large trees within the site, including some in the immediate side garden of Rose Cottage, and more recently planted trees in an orchard to the south of the house.

Illustrative plans show two detached dwellings to the south-east of Rose Cottage. These are shown to be mainly on the area of the existing drive and area to its side. There would be a new drive site to the west towards the important trees, which would give access to Rose Cottage, its garage, and the two new buildings. There would be a distance of approx. 20m between the garage of the nearest new building and Rose Cottage.

Planning Permission and Listed Building Consent were granted for a garage and storage area in 1993, and Listed Building Consents have been granted for a couple of applications for alterations to the cottage in 1992 and 1993.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection subject to conditions.

LANDSCAPE OFFICER main concern is the loss of agricultural land/open countryside and the impact of EN12. There may be scope for mitigation, but would need to be more substantial than proposed. The access road is close to the existing Ash and Birch, but subject to small changes it should be possible to avoid damaging roots. CONSERVATION OFFICER (verbal) no objection subject to very careful design having regard to the location adjacent to the listed building. DRAINAGE OFFICER note on surface water.

PARISH COUNCIL objection on grounds that part of the site is outside the settlement limits, if the houses were to be 4/5 bedrooms, it would be an overdevelopment of the site, the proposal does not fall within a policy of "infill", the increase in traffic movements on a bend bearing in mind the proposals at Cosy Nook which will result in additional traffic, from Bradford on Tone vehicular access will mean vehicles slowing and moving to middle of the road on a bend which may cause traffic problems, 2 new properties would spoil the charm of the adjacent Rose Cottage.

POLICY CONTEXT

S1 General requirements, S5 Villages, development in villages will be limited to small scale proposals which support their social and economic viability, maintain or enhance their environmental quality and are unlikely to lead to a significant increase in car travel. H2 Housing within classified settlements, will be permitted within settlements subject to criteria. EN12 landscape character areas, development proposals to be sensitively sited and designed to respect the distinct character and appearance of the Area.. EN16 Listed Buildings, development proposals which would harm a listed building, its setting or any features of special or historic interest which it possesses, will not be permitted. The Local Plan also shows "Important Trees " on the western edge of the site; EN8 Trees in and around Settlements, development which would harm the character, landscape or wildlife value of important tree groups will not be permitted unless conditions safeguard them or other factors override the importance.

ASSESSMENT

The buildings as proposed will be in the current garden/drive of the listed building. The site is within the settlement limit of a village, and has an existing access. The important trees would not be affected by the new access drive. It is considered that the site is capable of being developed for housing, without detriment to the amenities of any surrounding properties, without detriment to the important trees, and with little harm to the setting of the listed building.

RECOMMENDATION

Subject to the views of the County Highway Authority the Development Control Manager in consultations with the Chair/Vice Chair be authorised to determine and Permission be GRANTED subject to conditions of outline time, reserved matters, drainage, site levels, materials, landscaping including hedge, existing trees retained/protected, no trench under trees, walls/fences, access gates, parking, careful design having regard to listed building, care with drive having regard to trees, detailed tree survey, underground services, no permitted development rights. Notes re surface water discharge to soakaways, illustrative plans only, meter boxes, access, hedge planting, Wessex Water.

REASON(S) FOR RECOMMENDATION:- The proposal is considered to accord with Taunton Deane Local Plan Policies S1, S5, H2, EN8, EN12 and EN16 subject to

conditions, as the proposed buildings would not cause detriment to the visual amenities of the area, to the listed building or harm to the important trees.

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: