

12/2005/003

QUANTIC PROPERTIES LTD

ERECTION OF DWELLING ON LAND ADJACENT TO MEADOWS EDGE, CORFE.

23167/19535

FULL PERMISSION

PROPOSAL

An outline application for the erection of dwelling on the site was refused under delegated powers in January 2003 for the following reasons:- The Local Planning Authority is not satisfied on the basis of the information submitted that a dwelling could be located on the site without causing demonstrable harm to the character of the Corfe Conservation Area. The proposal is therefore contrary to Policy EN15 of the Taunton Deane Local Plan. Three subsequent full applications have also been refused for similar reasons. The second of these was also dismissed at appeal. In dismissing this appeal the Inspector appointed came to the following conclusions:- (i) The new house would completely dominate the smaller adjoining outbuilding of Forge Cottage; (ii) The new house would appear too large for the plot; (iii) The cramped nature of the development fails to preserve or enhance the character or appearance of the Conservation Area; (iv) Overall the house would resemble a volume-built, anonymous, large house which would have few of the features which mark the local distinctiveness of the Conservation Area.

An appeal has also been lodged in respect of the third full application. A decision is currently awaited. I consider that there is no reason why an Inspector should come to a different conclusion on that scheme and therefore would suspect that this second appeal will also be dismissed.

Subsequent to the first appeal decision permission has been granted for a new access to Meadows Edge together Conservation Area Consent for demolition of a lean-to. In submitting this further revised application, the agent has attempted to address the Inspectors concerns by resiting the building away from The Old Forge whilst also maintaining a suitable gap to Meadows Edge. In terms of design the building has an appearance akin to a lodge house, a form that is found elsewhere within the Conservation Area.

CONSULTATIONS AND REPRESENTATIONS

WESSEX WATER the development is located within a foul sewer area. It will be necessary for the developer to agree a point of connection onto the system for the satisfactory disposal of foul flows generated by the proposal. This can be agreed at the detailed design stage. The developer has proposed to dispose of surface water to soakaway. It is advised that your Council should be satisfied with any arrangement for the satisfactory disposal of surface water from the proposal. With respect to water supply, according to our records, there is a public water main close to the site. Please find enclosed a copy of our supply records indicating the approximate position of the apparatus. Wessex Water normally requires a minimum, three-metre, easement width on either side of its apparatus, for the purpose of maintenance and repair. Diversion or

protection works may need to be agreed. It is further recommended that a condition or informative is placed on any consent to require the developer to protect the integrity of Wessex systems and agree prior to the commencement of works on site, any arrangements for the protection of infrastructure crossing the site. We advise that this should be agreed as early as possible and certainly before the developer submits to your Council any Building Regulations application. The developer must agree in writing prior to the commencement of works on site, any arrangements for the protection of our infrastructure crossing the site. Again, connection can be agreed at the design stage. It is recommended that the developer should agree with Wessex Water, prior to the commencement of any works on site, a connection onto Wessex Water infrastructure.

LANDSCAPE OFFICER subject to a suitable landscape plan it should be possible to integrate the proposals into the Conservation Area. Details of any level changes should be conditioned to the rear of the property. The tree proposals as submitted were refused in 2003. Only minor works should be allowed. CONSERVATION OFFICER this would appear to overcome the inspectors reasons for dismissal of appeal and incorporates characters/materials, common to Corfe Conservation Area. Please condition submission of sample slate and panel of chert/brick to be erected on site for approval.

PARISH COUNCIL Corfe Parish Council have carefully considered this application at a meeting attended by many of the inhabitants of the village. As with previous applications on this site we believe that the proposed building will again be too large and we note the intention to demolish part of Meadows Edge in order to accommodate it. The application has made no reference to the provision of garages for each property which will inevitably follow were this application to be successful. The prospect of two double units to service the two properties will complete the over development of the site and obliterate the gaps between the houses which are an important aspect of the village scene. The proposed building will have a dominant relationship to the Old Forge and be very close to the road, while the proposed height gives cause for concern as it will be over 2 metres higher than the Old Forge and more than 1 metre higher than Meadows Edge Cottage. The proposal that the property site should be excavated to reduce its height requires the construction of a terrace behind it, increasing the overall area from which drainage will be necessary on to the B3170 with the possibility of flooding to the properties immediately opposite which already suffer in wet weather. Finally the proposed plans show a house with leaded lights which appear in the village in the small Lodge of Corfe House, but which would be totally inappropriate in a house of this size.

15 LETTERS OF OBJECTION have been received raising the following issues:- building too large for plot; it will dominate surrounding properties; loss of garden; more cars on busy road; no asset to village; water run-off problems; does not preserve or enhance character of area; loss of views; design shows lack of understanding of character of area; will inevitably be pressure to erect garages.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review Policy 49 Proposals for development should be compatible with the existing transport infrastructure, or, if not, provision should be made for improvements to infrastructure to enable development to proceed. In particular development should: provide access for pedestrians, people with disabilities, cyclists and public transport; provide safe access to roads of adequate

standard within the route hierarchy and, unless the special need for and benefit of a particular development would warrant an exception, not derive access directly from a National Primary or County Route; and, in the case of development which will generate significant freight traffic, be located close to rail facilities and/or National Primary Routes or suitable County Routes subject to satisfying other Structure Plan policy requirements.

Taunton Deane Local Plan Policy H1 Housing development will be permitted within defined limits of settlements, provided that: (A) there is safe and convenient access by bus or on foot to facilities and employment. In the case of proposals of a significant scale, bus or walking access to a town centre or rural centre will be required, taking account of any off-site works proposed in accordance with criteria (B); (B) necessary provision is made for off-site public transport, cycling and pedestrian facilities and highway improvements to cater safely for the expected number of trips generated by the development and minimise the proportion of car trips; (C) traffic calming, pedestrian, cycle and bus measures are incorporated where necessary to give priority to safe and convenient access and circulation by means other than the car; (E) the layout allows people with impaired mobility or a disability safe and convenient access and movement to and between dwellings by careful positioning of potential obstructions, ramps, dropped kerbs, textured surfaces and reserved car parking; (G) small scale schemes in existing residential areas will increase the development density of these areas without individually or cumulatively eroding their character or residential amenity; (H) a coherent approach to the overall design is adopted, including layout, landscaping, building designs, materials, open spaces and circulation routes, to create locally distinctive developments well related to their surroundings; and (I) existing and proposed dwellings will enjoy adequate privacy and sunlight. (J) on housing developments and conversions of a substantial scale a reasonable mix and balance of housing types and sizes be incorporated to cater for a range of housing needs particularly those low cost housing types which are under represented in the current stock. Policy EN15 Development within or affecting a Conservation Area will only be permitted where it would preserve or enhance the appearance or character of the Conservation Area.

ASSESSMENT

Although the Highway Authority comments are awaited, they did not object to the details of the earlier proposals and there would not appear to be any reason why that view should now change.

The building has been moved away from The Old Forge and it is therefore considered acceptable in terms of neighbour impact.

The issue of surface water drainage is suitably addressed by condition. The determining factor in this application therefore appears to be whether the proposal preserves or enhances the character of the Conservation Area in accordance with Policy EN15. The concern of the appeal Inspector in this respect largely revolved around the design of the building which did not reflect the local character. However, this revised design now incorporates features and materials more appropriate to this particular Conservation Area. As a result the Council's Conservation Officer no longer raises an objection. Whilst the building is taller than Meadow Edge it is not so much taller to as to appear incongruous in the street or to dominate the dwellings on either side.

Overall, I am therefore satisfied that the previous reasons for refusal have been satisfactorily addressed and that this proposal is acceptable in terms of Policy EN15.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, drive materials, mortar, landscaping, tree protection, walls and fences, service trenches, access surfacing, access gradient, gates, visibility splays, no garages, meter boxes, timber windows, no extensions, access to Meadow Edge, surface water. Notes re Wessex Water and compliance.

REASON(S) FOR RECOMMENDATION:- This revised proposal satisfactorily addresses the previous Appeal Inspector's concerns. The proposal is acceptable in highway safety terms, will not have undue impact on neighbouring properties and preserves the character of the Conservation Area. The proposal therefore accords with Somerset and Exmoor National Park Joint Structure Plan Review Policy 49 and Taunton Deane Local Plan Policies H1 and EN15.

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

CONTACT OFFICER: 356464 MR T BURTON

NOTES: