

24/2004/047

D STODGELL & D DAVLEY

**ERECTION OF DWELLING AT LAND WEST OF YEW TREE COTTAGE,
WRANTAGE AS AMENDED BY DRAWING NOS. 1A, 2A AND 3A RECEIVED 10TH
JANUARY, 2005**

30583/22359

RESERVED MATTERS

PROPOSAL

The proposal is a reserved matters application for the erection of a dwelling on land to the west of Yew Tree Cottage. The outline application was approved by the Committee on the 28th May, 2004.

One of the applicants is a member of staff.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY do not support application as the site lies outside the confines of any major settlement and is considered contrary to policy. However should the application be approved it is recommended that the access, parking and turning are provided as shown on the plan prior to the occupation of the dwelling.

LANDSCAPE OFFICER is concerned that the position of the house will result in the loss of both the Ash tree and the Horse Chestnut tree and suggests that the building is moved so that one of the trees may be retained. The ditch is likely to be a wildlife corridor and a wildlife survey is required to ascertain water vole activity. DRAINAGE OFFICER is of the opinion that it is unacceptable to pipe over the whole of the ditch, but supports the amended plans which show only part of the ditch being piped over.

PARISH COUNCIL made the following comments:- 1. consider a 5 bedroom property too big for the size of the plot; 2. to note that this area of Wrantage does flood neighbouring properties; 3. request the Highways Dept be consulted re size and proposed access (it is believed that the lay-by is part of the Highway); 4. as per revised plans - request that the part piping of the ditch from the boundary with Deaconsbrook to edge of field be piped and the remainder to be left open and request that this be made a condition of planning consent

FIVE LETTERS OF OBJECTION have been received raising the following issues:- a precedent may be set, allowing buildings on any available vacant small plot of land in Wrantage; the ditch and field on the northern boundary tends to flood and the proposal will exacerbate this; dwelling will reduce the surface area of ground available to absorb excess water; loss of privacy and overlooking to properties on the east and west boundaries; dangerous access from the site and lay-by onto busy road; cars being parked in the lay-by; plot too small for a 5 bedroomed house; frontage of building

standing proud of adjoining properties; concern over future building within the site e.g. garage/conservatory and resulting impact on trees and overdevelopment.

TWO LETTERS OF REPRESENTATION have been received following the notification of the amended plans. The occupants of Yew Tree Cottage feel that the amended plans address their concerns. The occupants of Deaconsbrook are still concerned regarding potential piercing of the stone wall and use of the layby as a permanent car park.

POLICY CONTEXT

Policy S8 (outside settlements) of the Taunton Deane Local Plan sets out the following criteria for new buildings; avoid breaking the skyline; make maximum use of existing screening; relate well to existing buildings; and use colours and materials which harmonise with the landscape. Policy S1 of the Taunton Deane Local Plan addresses appearance and character of landscape and building and amenities of individual dwellings. Policy S2 of the Taunton Deane Local Plan sets out design criteria for the proposal. Policy H1 of the Taunton Deane Local Plan require; a coherent approach to the overall design to be adopted, including layout, landscaping, building design and materials, to create a locally distinctive development well related to its surroundings; and existing and proposed dwellings enjoy adequate privacy and sunlight.

ASSESSMENT

Whilst the site lies outside of any settlement identified for further development, the outline permission has established the principle of a dwelling in this location.

Following discussions with the applicant amended plans have been submitted. The first floor window on the west elevation has been removed to prevent loss of privacy to the adjoining occupants. Both side boundaries have an existing fence that is to be retained. A new 1.8 m high close-boarded fence will be erected along 7 m from the western edge of the North boundary. These measures are considered sufficient to protect the amenities of the adjoining properties.

The house has been re-positioned to retain the Horse Chestnut tree. The existing planting on the west boundary and the proposed hedge on the north boundary will minimise the impact of the proposal upon the landscape. A wildlife survey has been undertaken and no indications of the presence of legally protected wildlife species were found.

There is a lot of concern amongst local residents regarding flooding of the area. The amended plans show 7 m of the ditch to be piped over. The site does not lie within a designated flood zone and neither the Environment Agency nor the drainage officer object to the (amended) proposals.

The plans provide sufficient space for car parking and turning as set out in the Local Plan. Parking in the nearby lay-by is a matter for the Highways Authority of Somerset County Council to resolve.

The design of the building will not detract from the character and appearance of the area and the visual impact is therefore considered acceptable.

RECOMMENDATION

Approval be GRANTED subject to an additional condition regarding piping of the ditch.

REASON(S) FOR RECOMMENDATION:- The reserved matters of this development are considered to be acceptable and would not harm visual nor residential amenity. Thereby the development accords with Taunton Deane Local Plan Policies S1 and S2.

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: