

PERSIMMON HOMES (SW) LTD

VARIATION OF CONDITION 1 PERTAINING TO THE SCHEDULE OF APPROVED DRAWINGS TO APPLICATION 05/10/0014 FOR PHASE 1, MINOR CHANGES TO LAYOUT, DESIGN AND MATERIALS, AT LAND WEST OF BISHOPS HULL ROAD, BISHOPS HULL

Grid Reference: 320219.124286

RECOMMENDATION AND REASON(S)

Recommended Decision: Refusal for the following reason:

- 1 The proposed design changes by reason of the half hipped roofs and half timbered dwellings are out of character with the area and do not add to local distinctiveness and are therefore contrary to policy STR1 of the Somerset and Exmoor Park Joint Structure Plan Review, Policy S2 of the Taunton Deane Local Plan and advice within the Taunton Deane Design Guide.

RECOMMENDED CONDITION(S) (if applicable)

Not Applicable

PROPOSAL

The proposal is a material amendment to Phase 1 of the development which includes plots 1-54. The approved materials for the site were a cream render, a buff brick, a red brick and a Yate grey reconstituted stone for the walls and either a Redland double roman tile or an Eternit slate for the roofs.

The proposed changes include an alternative Grovebury farmhouse red tile and a rustic red plain tile for the roofs. In terms of walls the intention is to introduce the flint and red brick to 5 plots, painted brick to two plots, hanging tiles to 7 plots, half hips to 3 plots, increase in roof pitch to 6 plots, bay windows to 6 plots and porticos to 16 plots. The garages will be faced in materials to match the property they serve, other than plot 16. A number of garages along the southern boundary have been moved away from the hedge and 3 plots moved to improve visibility.

An amendment to the submission changes the mix of dwellings further by adding a herringbone brick and timber detailing to 3 plots and reducing the extent of tile hanging on the dwellings as well as reducing the number from 9 to 6. The changes will result in 5 stone fronted, 8 red brick, 12 render, 19 buff brick, 6 with tile hanging, 1 painted brick and 3 with half timber detailing.

SITE DESCRIPTION AND HISTORY

The site lies on the western side of Bishops Hull village and is bounded by residential development to the north and south and Bishops Hull Road and housing to the east with fields to the west.

Outline permission 05/07/0057 was approved subject to a Section 106 legal agreement in May 2010. The access into the site from Bishops Hull Road was not a reserved matter and was approved as part of the outline.

Reserved matters 05/10/0014 was approved by Members earlier this year in February 2011 and was for the erection of 171 dwellings and included details of the materials for the plots.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

BISHOPS HULL PARISH COUNCIL - The Parish Council objects to the use of non-local materials in the building of the houses on this development, in particular the use of flint which is not indigenous to the area, and tile hanging is also out of character.

SCC - TRANSPORT DEVELOPMENT GROUP - No observations to make.

Representations

3 letters of objection on grounds of:

- Show house out of character with the road,
- Half hips are out of character with the area and would not be in keeping with hipped roofs in the area.
- Roofs should be full gable or full hip.
- The steepening of roof pitch on some plots to 45 degrees will result in a very 'top heavy' building with the expanse of roof when viewed full on being almost as great as the walling.
- This and half hip roofs is flagged as bad practice in the Council's Design Guide.
- The use of further flint blocks to the front of dwellings is inappropriate.
- Tile hanging on some plots is also out of character with the local vernacular.
- To use examples of tile hanging on cheeks of dormer windows and on curtain wall of dwellings nearby is inappropriate and flies in the face of the Developer's original design statement.

PLANNING POLICIES

PPS1 - Delivering Sustainable Development,
PPS3 - Housing,
STR1 - Sustainable Development,
S1 - TDBCLP - General Requirements,
S2 - TDBCLP - Design,
TDDG - Taunton Deane Design Guide,

DETERMINING ISSUES AND CONSIDERATIONS

The issue for consideration with the changes to the house types and materials is one of design. The detailed application for housing on this site was accompanied by a design statement and this identified 4 separate materials for house walls and two roofing materials. The limited palette of materials was identified as helping to create an area of identifiable character. While it is considered that certain individual changes to the limited palette of materials could be acceptable the question is whether the proposed changes go too far and would adversely affect the character and distinctiveness of the area.

The proposal introduces a natural flint stone to the frontages of 5 plots and given the previously identified reconstituted stone that this is intended to replace, the principle of a natural stone in place of an artificial one is to be welcomed. There is limited use of natural stone across the town and the use of flint, which can be found in the Blackdowns to the south, is proposed to a limited degree. The use of the stone as proposed is therefore considered to be an acceptable change.

A further proposed change is the introduction of tile hanging on a number of plots. This has been amended since the initial submission and now involves a red rustic plain tile above ground floor window level and largely on the frontage only with a small side return. On the larger plots the change relates to the projecting gables. Examples of tile hanging on the side of dormers are quoted by the developer, however these are not representative of what is proposed. There are limited examples of tile hanging in the area such as at Farrant Close and across the town on limited number of buildings. The use is not therefore totally out of character and only 6 units are proposed on phase 1. The impact of this has to be weighed in light of the other changes proposed.

The introduction of timber detailing on the upper floor of 3 plots with a red herringbone infill is not a local vernacular feature. While there are some painted timber detailing within the gables of older dwellings at Stonegallows on the A38, this does not extend the whole of the upper floor. A group of 4 properties at Haydon Close have timber detailing to the first floor, however that is a modern development not in keeping with the area and is not considered grounds to introduce further examples. The Taunton Deane Design Guide advises against the display of a pot-pourri of past architectural styles. In light of this the proposed timber/brick detailing is not considered acceptable. The change to introduce a half hipped roof design is also not one that can be supported. While it is accepted that there are a number of hipped roof properties in the area there are very few half hips, the nearest example being on Bishops Hull Road. Half hips are not characteristic of the area and the Design Guide states 'clipped' gabled ends should be "avoided as they visually weaken the dominant form of the gable".

Part of the changes alter the roof pitch of a 6 properties from 40 to 45 degrees. This increases the ridge height of these dwellings by just over a metre. Design Guide advice is that roofs should not be less than 40 degrees and the increase proposed is not considered out of character with the area. The provision of bay windows and porticos to certain plots are considered to add a variety to the elevation treatment of the dwellings and this adds character and is not unacceptable. The use of painted brick is limited to one plot and there are examples of this material finish on traditional properties within the village. As such this minor change in itself is considered

acceptable.

The changes to the roof tile from a Redland Breckland to a Grovebury is a like for like change that is acceptable. The introduction of a plain rustic red tile is an alternative roof material that is considered as an acceptable addition, with 3 roof materials over the size of the site not being excessive.

The minor changes to the site layout in terms of positioning of plots to pull garages away from the boundaries and setting back a dwelling to improve visibility are improvements that are also considered acceptable.

In conclusion the application introduces a number of changes to the design and materials of the dwellings on phase 1. The extent of these changes detract from the appearance and limited palette of materials originally proposed, particularly due to the provision of half hipped and half timber properties. In light of these changes the application is recommended for refusal.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.

CONTACT OFFICER: Mr G Clifford Tel: 01823 356398