

12/2005/010

MR & MRS J SLOMAN

FORMATION OF ENTRANCE AND DRIVE TO SERVE PROPOSED DWELLING EAST OF THE COACH HOUSE, CORFE.

23162/19633

FULL

PROPOSAL

The proposal is to form a new vehicular access and drive to serve a new dwelling to the east of the Coach House. The access will be instead of the existing access point which serves Corfe House, the Coach House and Lodge by the new dwelling. Planning permissions have recently been granted for separate entrances to serve Meadow Edge and the new dwelling adjacent. The proposal has more room within the site for turning and passing and better visibility north and south.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY it is proposed to create a new vehicular access onto the B3170, which is classified as a County Route in the Somerset and Exmoor National Park Joint Structure Plan Review. There is an existing access that serves this development and no overriding special need or benefit has been demonstrated to justify overriding policy. Therefore I would recommend that the application be refused for the following reason:- The proposal is contrary to Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review, since the proposed development derives direct access from a Country Route and no overriding special need or benefit has been substantiated for the proposed development on this specific site.

CONSERVATION OFFICER assessed character and appearance of the street scene and potential impact of vehicular access/wide break in the boundary wall if the proposed driveway is constructed. The balance of this part of the Corfe conservation area is delicately maintained by the wall on one side and Church Cottages fronted by mature trees on the other side; each with their respective grass verges. Creation of another vehicular access in this part of the Corfe conservation area will detract from its character and appearance, in addition to destroying the uniformity of the boundary wall. I can see no reason why the proposed "private" access cannot be combined with that already provided for The Coach House. This joins the main drive to Corfe House adjacent to Corfe House Lodge (See drawing no. 50806/1) and would allow the same degree of access to the proposed new dwelling, without sacrificing a key composition of the overall street scene.

PARISH COUNCIL do not object or support the proposal but if permission is granted any new stonework shall match the existing wall, the gates shall be rectangular, not dipped and shall bend with the wall.

6 LETTERS OF OBJECTION have been received raising the following issues:- loss of visual amenity and distinctiveness; an adequate driveway already exists; no highway

objection to the proposal contrary to Policy EN15 and will not preserve or enhance the appearance or character of the Conservation Area; no justification to go against previous decisions.

4 LETTERS OF SUPPORT on grounds of better access; safer more convenient; better visibility to main road than existing access.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 (Sustainability), STR5 (Development in Rural Centres and Villages), Policy 3 (Areas of Outstanding Natural Beauty), Policy 9 (The Built Historic Environment), Policy 49 (Transport Requirements of New Development).

Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design), EN14 (Conservation Areas), EN10 (Areas of Outstanding Natural Beauty).

ASSESSMENT

The proposal provides a new access and drive to serve a dwelling granted permission in 2003. At that time the access was intended via an existing access serving Corfe House and the Coach House. The main issue is the impact on the character of the Conservation Area. Planning permission and Conservation Area consent have been refused in 1995 for the loss of walling to provide a new access and an alternative access has been granted permission to serve the new dwelling. While visibility may be better from the proposed access it was considered adequate from the currently approved access. It is not considered there has been any change in circumstances to warrant a change of view when the character of the Conservation Area would not be preserved or enhanced by the loss of walling to provide the new access. The Conservation Officer considers the proposal will detract from the character and appearance of the Conservation Area and it is considered that this is contrary to both Structure Plan and Local Plan Policies and is recommended for refusal.

RECOMMENDATION

Permission be REFUSED for reason of detrimental to street scene, visual amenities of the area and character of the Conservation Area contrary to Somerset and Exmoor National Park Joint Structure Plan Review Policy 9 and Taunton Deane Local Plan Policies S1(D), S2(A) and EN14.

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:

