

24/2006/034

MS E MALLINSON

TWO REPLACEMENT DWELLINGS AT 1 & 2 OAKHILL COTTAGES, LILLESDON LANE, NORTH CURRY

330045/122809

FULL

PROPOSAL

The proposal comprises the demolition of a pair of semi-detached cottages which are in a state of disrepair, and their replacement with 2 No. detached 4 bedroomed dwellings. The existing vehicular access would be unlined, and existing farm buildings would be removed. Application 24/2006/022 also relating to 2 No. detached dwellings on the same site, was refused in June this year, on the basis that the design, size and bulk would be out of character with and inappropriate to this open countryside setting.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY recommends conditions. WESSEX WATER recommends note.

DRAINAGE OFFICER recommends notes.

PARISH COUNCIL do not support this application on the same grounds as cited in the previous application i.e. 1. Poor design - in terms of excessive bulk and scale which in its detail fails to reflect local vernacular or represent imaginative contemporary design sympathetic to its siting and surrounding area. 2. Curtilage details are vague and fail to adequately describe garden, vehicular circulation and boundary treatment in this sensitive countryside location. 3. The current properties although of significant individual value in themselves, are not of such value as the proposed will undoubtedly be. As such, the proposal effectively moves two properties further from the grasp of the local community to the detriment of the social and economic character of the parish. However, the Parish Council would look at an application of similar character to the present semi-detached cottages more favourably.

POLICY CONTEXT

Taunton Deane Local Plan Policy S1 to safeguard, inter alia, road safety, and visual and residential amenity. Policy S2 seeks good design. Policy H8 seeks to resist replacement dwellings in the open countryside, unless: the residential use has not been abandoned; the appearance of the existing dwelling is incompatible with a rural location or it would be uneconomic to bring the dwelling to an acceptable state of repair or standard of amenities; it is a one-for-one replacement which is not substantially larger than the existing dwelling; and the scale, design and layout of the proposal in its own right is compatible with the rural character of the area.

ASSESSMENT

In terms of assessing the proposal in relation to Policy H8, the residential use has clearly not been abandoned, in so far as the dwellings were lived in relatively recently; the existing dwellings are in such a state of disrepair that it would not be economic to refurbish; the footprint of the proposed dwellings is marginally larger than existing (197 sq m compared with 186 sq m); and the proposed dwellings are simple and agreeable in form and design and reflective of local vernacular cottages. When compared with the refused application which comprised dwellings of 'suburban' design and of greater bulk and taller ground to ridge heights, the current proposal represents a significant improvement.

The proposal is now considered acceptable on design ground and meets the requirements of the relevant Local Plan policy

RECOMMENDATION

Permission be GRANTED subject to conditions of time, materials, landscaping, removal of permitted development rights, highway conditions, and fenestration to be recessed.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect visual amenity, or road safety, and therefore does not conflict with Taunton Deane Local Plan Policies S1, S2 and H8.

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: