

26/2007/007

MR & MRS A RILEY

ERECTION OF DWELLING ON LAND SOUTH OF 7 BLACKDOWN VIEW, NYNEHEAD, AS AMENDED BY AGENTS LETTERS DATED 26TH JUNE, 2007 AND 29TH JUNE, 2007 AND PLAN NOS. 0715 AND 0715/02/A

314746/123059

FULL

PROPOSAL

The proposal comprises the erection of a two storey, four bedroom dwelling on land at the southern end of Blackdown View, Nynehead. Blackdown View is a cul-de-sac currently consisting of seven detached dwellings. The site is located within the defined settlement limits of Nynehead and currently forms part of the domestic curtilage of 7 Blackdown View. The proposal also includes the erection of a double garage with an additional two car parking spaces and turning area within the site as well as pedestrian access. The proposed dwelling has a pitched roof, and proposed materials are brickwork and artificial roof slates, both similar to those found on some of the other properties on Blackdown View.

A Design and Access Statement has been submitted with the application.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the proposed development is within the development limit for Higher Nynehead, but is remote from any urban area and therefore distant from adequate services and facilities, such as, education, employment, health, retail and leisure. In addition there are no public transport services in this area. As a consequence, occupiers of the new development are likely to be dependant on private vehicles for most of their daily needs. Such fostering of growth in the need to travel would be contrary to government advice given in PPG13 and RPG10, and to the provisions of policies STR1 and STR6 of the Somerset and Exmoor National Park Joint Structure Plan Review (adopted policies: April2000). Attention is drawn to a recent appeal decision, which has been attached. The inspector has made a reference to sustainability in his decision and stated that he disagreed with the Case Officer, at Mendip District Council, in that the policy presumption in favour of residential development on previously developed land within the development limits outweighed the unsustainable location of the appeal site in transport terms. Whilst this proposal is for one dwelling so the level of car dependence that would arise compared to of the appeal case maybe less, the fact remains that Nynehead does not have any services, facilities, employment, education, health, retail or public transport. I consider this argument relevant to this proposal and would recommend refusal of this application. WESSEX WATER the development is located within a foul sewerred 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. It is advised that the Council be satisfied with any arrangement for the satisfactory disposal of surface water from the

proposal. With respect to water supply, there are water mains within the vicinity of the proposal; again a point of connection needs to be agreed. 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. RIGHTS OF WAY TEAM if it is considered that the development would result in any of the outcomes listed below, then authorisation for these works must be sought from Somerset County Council Rights of Way Group:- (a) A PROW being made less commodious for continued public use. (2) New furniture being needed along a PROW. (3) Changes to the surface of a PROW being needed. (4) Changes to the existing drainage arrangements associated with the PROW. If the work involved in carrying out this proposed development would:- (a) make a PROW less commodious for continued public use (or) (b) create a hazard to users of a PROW. Then a temporary closure order will be necessary and a sustainable alternative route must be provided.

LANDSCAPE OFFICER the building has a large footprint which allows little opportunity for landscape mitigation and changes a rural edge location to a more suburban character. In its present form I consider it to be contrary to EN12. Revised layout – Setting the building back to be more in line with the other properties is beneficial in that it will help maintain a more rural character, as seen from Blackdown View and the public footpath. However, I am still concerned that there is not adequate space to the south to establish a hedgerow with some tree planting as this view of the house will be clearly visible from the public footpath and wider countryside. RIGHTS OF WAY (TDBC) the proposals will not interfere with the public footpath (WG 8/6) which is fenced off from the application site. DRAINAGE OFFICER it is noted the surface water is to be discharged to soakaways. These should be constructed in accordance with Building Research Digest 365 (September 1991) and made a condition of any approval. HOUSING OFFICER no observations.

PARISH COUNCIL objects to the proposal on the grounds that the proposed house's scale, position and design were out of keeping with the area. Also support objections made by members of the public.

SEVEN LETTERS OF OBJECTION have been received raising the following issues:- size of dwelling adversely affects the character and visual amenity and is not in keeping with the area; the position of the dwelling will dominate the site; position of dwelling is not in line with other properties; extra vehicles will park on road; increased blocking of sewerage system; reduces space available for wildlife; poor links to public transport; application states the site is currently a brownfield site instead of domestic curtilage; turning at the end of the cul-de-sac will be restricted; dwelling will restrict view of Blackdowns; garage could potentially be converted into further accommodation; plot would look cluttered; proposed dwelling is too close to boundary; application form says there is to be a single garage but plans show a double garage; view would be changed from a rural area to a suburban one; development is incompatible with local need; proposal will change the nature of the road; size of dwelling is too large for plot; previous planning application to change land to domestic curtilage restricted any new building on site without planning permission; the aspect of the dwelling is different from the other houses on Blackdown View; the dwelling is too close to the neighbouring property; applicant intend on moving away from area; viability of foul treatment plant; a building that

would follow the line of the current houses in the close with adequate provision for turning and parking would be supported.

THREE LETTERS OF SUPPORT have been received raising the following issues:- the application is for a single house only; the house is in a neat and relatively hidden location; it would give another opportunity for someone to be able to join the village; it makes use of rough ground; sensitive to anything that would have an impact on the environment and surrounding properties; the proposed dwelling is at the end of a cul-de-sac where each existing property has garaging and driveways so parking will not be a problem; it seems an unobtrusive, discreet development that continues a pre-existing line of houses; it is the best way for villages to expand without sprawling over Greenfield sites.

POLICY CONTEXT

PPS1 – Delivering Sustainable Development, PPS3 – Housing, PPS7 – Sustainable Development in Rural Areas, PPG13 – Transport.

Somerset & Exmoor Joint Structure Plan Review Policies STR1 (Sustainable Development), Policy 33 (Provision of Housing), Policy 48 (Access and Parking).

Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design), S5 (Villages), H2 (Housing within Classified Settlements), M4 (Residential Parking Requirements), EC15 (Associated Settlements/Rural Centres/Villages).

ASSESSMENT

An amended letter and plans have been received from the agent. The letter states that in view of the difficulties experienced with the existing foul drainage it is proposed to install a foul treatment plant, with discharge to potable water standards. The amended plans position the dwelling further northeast by 7 m so that the dwelling is: more in line with the row of houses along Blackdown View, the view to the Blackdowns from the cul-de-sac access road is not interrupted, and the dwelling does not sit so close to the southeast boundary where the majority of the windows on the proposed dwelling face.

Nynehead is a rural village located approximately 2 miles from Wellington and 7 miles from Taunton, and has local facilities of a church, school and village hall. The proposed site for the dwelling lies within the defined settlement limits of the village, and contributes to the provision of housing which is identified as a need in Policy 33 of the Somerset & Exmoor Joint Structure Plan Review as well as Chapter 3 – Housing and more specifically H2 of the adopted Taunton Deane Local Plan.

Blackdown View consists of a row of seven detached houses, all of which are two storey, 3 or 4 bedroom properties, some of which also have attached garages. Whilst the proposed dwelling is larger than others in the row, (as can be seen of the street scene elevation), the ridge height is no higher than any of the properties on Blackdown View other than No. 7. The proposed design of the property represents a simple pitched roofed, two storey dwelling using brickwork and roof slate. The design and use of materials are similar to those found on the other properties in Blackdown

View. Therefore it is considered the proposal is in keeping with the street scene and will not have a detrimental impact of visual amenity of the area.

The majority of the windows on the proposed dwelling have been placed on the southern elevation to maximise the use of natural light. It also minimises the incidence of overlooking or loss of privacy on any adjacent properties, restricting negative impact on residential amenity of the area. Other properties on Blackdown View also have the gable end facing the street, with the same aspect as this proposal.

The appeal evidence submitted by the County Highway Authority relates to an application for 4 new dwellings proposed in a village, over 4 miles away from the nearest settlement of any size, which understandably would have a detrimental effect on sustainability. The effect on sustainability in this case is not comparable considering the application relates to one new dwelling to be located only two miles from Wellington. The appeal case also refers specifically to the lack of a school in the area; this is a different circumstance from Nynehead which does have a school and has relevance in this case in that the proposed dwelling is likely to attract a family.

With reference to parking the proposal includes two garage parking spaces and two on-site parking spaces. This meets the requirement of a minimum of two car parking spaces for a four bedroom house. The proposal also includes an on-site turning area. Based on this provision there is no reason for on-road parking or obstruction of the turning area at the end of the cul-de-sac to be an issue.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, landscaping, meter boxes, removal of PD rights for extensions, removal of PD rights for new windows, drainage, parking. Notes re applicant to be advised a public sewer may cross the site and to contact Wessex Water with regards to a 3.0 m easement in relation to new buildings, connection with Wessex Water, and surface water drainage.

REASON(S) FOR RECOMMENDATION:- The proposed development is considered to comply with Taunton Deane Local Plan Policies S1, S2, S5, H2, M4 and EC15.

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:

