

MRS B M HYDE

ERECTION OF THREE DETACHED HOUSES AND GARAGES AND FORMATION OF ACCESS TOGETHER WITH ERECTION OF GARAGE TO SERVE EXISTING DWELLING ON LAND AT THE ORCHARD, STOKE ST MARY.

26330/22170

FULL PERMISSION

PROPOSAL

The site lies to the south of the village centre and currently comprises private garden and tennis court. The site is well screened from the road by a mature hedgerow. The existing access to the land is to be amended and a double garage provided for the existing house.

Two new accesses are proposed to serve the three detached houses to be erected.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY while the proposed development site is located within the development boundary limits of Stoke St Mary, it should be noted that this village offers very limited facilities to serve residential development. The village is served by a bus on Wednesdays and Fridays only, and there are no food shops or primary schools within the village. The site does not meet the accessibility criteria for residential development set out in Annex A of RPG10. It is likely that residents of the proposed development will be highly reliant on the private car, and will commute to neighbouring towns for employment, retail and education facilities, thereby fostering a growth in the need to travel, contrary to the guidance contained in PPG13 and Policy STR1 of the Somerset and Exmoor National Park Joint Structure Plan Review. Vehicle speeds past the site are in the region of 30 mph; any new access to serve a private dwelling would require minimum visibility splays of 2 m x 60 m in both directions to allow safe egress. The submitted plan gives no indication of visibility splays. I would therefore recommend refusal of this application on highway and transportation grounds for the following reasons: (1) The proposed development is contrary to Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review, since the proposal does not provide for safe access to the highway network, due to inadequate visibility at the proposed accesses. (2) The proposed development would be located where it is remote from adequate services, employment, education, public transport, etc, and will therefore increase the need for journeys to be made by private vehicles which is non-sustainable and in conflict with advice given in PPG13, RPG10, and Policy STR1 of the Somerset and Exmoor National Park Joint Structure Plan Review.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policy H1. Housing development will be permitted within defined limits of settlements, provided that: (A) there is safe and convenient access by bus or on foot to facilities and employment. In the case of

proposals of a significant scale, bus or walking access to a town centre or rural centre will be required, taking account of any off-site works proposed in accordance with criteria (B); (B) necessary provision is made for off-site public transport, cycling and pedestrian facilities and highway improvements to cater safely for the expected number of trips generated by the development and minimise the proportion of car trips; (C) traffic calming, pedestrian, cycle and bus measures are incorporated where necessary to give priority to safe and convenient access and circulation by means other than the car; (E) the layout allows people with impaired mobility or a disability safe and convenient access and movement to and between dwellings by careful positioning of potential obstructions, ramps, dropped kerbs, textured surfaces and reserved car parking; (G) small scale schemes in existing residential areas will increase the development density of these areas without individually or cumulatively eroding their character or residential amenity; (H) a coherent approach to the overall design is adopted, including layout, landscaping, building designs, materials, open spaces and circulation routes, to create locally distinctive developments well related to their surroundings; and (I) existing and proposed dwellings will enjoy adequate privacy and sunlight.

ASSESSMENT

The site lies within the defined development limits of the village of Stoke St Mary. There is therefore a presumption in favour of new residential development subject to the criteria set out in Policy H1. The County Highway Authority's objection to the principle of development here is therefore does not apply. Whilst the absence of large visibility splays could have some potential impact upon visibility, this needs to be balanced against the visual impact of the loss of the hedgerow along the site frontage. The accesses shown will have visibility not dissimilar to others along this stretch of minor road and it is therefore concluded that refusal on highway safety grounds is not justified in this instance. The site can satisfactorily accommodate the houses proposed.

The design of the buildings is considered acceptable and should not result in any detriment impact upon neighbouring properties subject to resiting of plot 3 away from the trees along the southern boundary.

RECOMMENDATION

Subject to the observations of the Drainage Officer, revised and further drawings of elevations and resiting of plot 3, and any further representations received by ... the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, materials, driveways, landscaping, existing trees, protection of trees, protection of hedge, walls and fences, access gradient, entrance gates, waiting bay and meter boxes. Note re CDM Regs.

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:

