

12/2005/008

MRS L DUNK

ERECTION OF DWELLING HOUSE AND NEW ACCESS, LAND ADJACENT TO STONE ACRE, CORFE AS AMENDED BY AGENTS LETTER DATED 13TH SEPTEMBER, 2005 AND PLAN NOS. STS/298 AND 1705/7

23273/19315

FULL PERMISSION

PROPOSAL

The proposal comprises the erection of a 4 bedroomed detached dwellinghouse with integral double garage, on a substantial parcel of land between Wembury House and Stone Acre. The land formerly comprises part of the curtilage of Stone Acre.

A belt of mature conifer trees which front the site would be felled, and a street scene drawing has been submitted which shows the relationship with the neighbouring properties either side. This demonstrates that the ground to ridge height of the proposed dwelling would be lower than Wembury House and the same as Stone Acre.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the village of Corfe does not accommodate adequate services and facilities, such as, education, employment, health, retail and leisure, and the public transport services within the village are infrequent. 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 provision of policy STR1 of the Somerset and Exmoor National Park Joint Structure Plan Review (Adopted: April 2000). Notwithstanding the aforementioned comments, it is noted that the site is located within the development limits of Corfe and as a consequence, there may be a presumption in favour of small scale development in this location. Therefore, it must be a matter for the Local Planning Authority to decide whether the principle of development on this site outweighs the transport policies that seek to reduce reliance on the private car. In detail, the site would derive access from the B3170, which is a busy classified road so it is imperative in the interests of highway safety that adequate visibility splays are provided. I would have ideally preferred 2 m x 120 m, however this would be difficult to achieve so in this instance I would be willing to accept 2 m x 90 m either side of the access. Notwithstanding the sustainable transport issue raised above, if the Local Planning Authority are minded to grant consent I would recommend that conditions are imposed. WESSEX WATER recommends note. SOMERSET WILDLIFE TRUST recommends that the site be surveyed prior to the granting of any planning permission.

LANDSCAPE OFFICER the proposed development of the site provides the opportunity to open up views to the wooded ridge line. However, the relatively large dwelling to narrow site will restrict any potential views and provide limited opportunity for good frontage tree and shrub planting. The existing conifers are now over mature with limited

life and form a dense block in the street scene which is otherwise of a more open character. DRAINAGE OFFICER recommends note.

PARISH COUNCIL no objection to the construction of the proposed dwelling provided that all the trees to the side and front of the property are removed and a hedge planted further back to provide a full width pavement up to six feet wide. Further the telegraph pole must be moved six feet in an easterly direction at the applicant's expense and the entrance pillars to Stone Acre must be set back to provide a decent splay line. There is no mention of materials of construction and the Parish Council would prefer materials of a traditional nature, thus slate or clay tiles for roofing. The Council wishes to be advised of what is proposed by way of materials of construction and also what hedging is to be planted.

1 LETTER OF OBJECTION has been received raising the following issues:- an additional house would increase road danger.

POLICY CONTEXT

Policy H2 of the Taunton Deane Local Plan accepts housing development within defined limits of settlements, provided, inter alia, residential and visual amenity would be safeguarded and road safety not prejudiced. Policies S1 and S2 also seek to safeguard, inter alia, visual and residential amenity. Policy EN10 seeks to safeguard the character and appearance of AONB's.

ASSESSMENT

The site is within the settlement limits of Corfe, and accordingly the proposal is acceptable in principle and with regards to design, the size, bulk and architectural detailing of the proposed dwelling is reflective of neighbouring properties.

In terms of road safety, the County Highway Authority's concern regarding sustainable travel is considered unreasonable in this instance, and their recommended conditions are implementable. The belt of mature conifer trees along the sites frontage would be felled in order to incorporate a suitable visibility splay and these trees clearly have a limited life span and are of limited amenity value. The belt of trees completely block the view towards the wooded ridge line eastwards, and therefore the Landscape Officer 's concern regarding a large dwelling restricting the view is somewhat irrelevant. Finally, the dwelling would be set back some 15 m from the highway and this is considered more than sufficient to provide a comprehensive and significant landscape scheme.

RECOMMENDATION

Permission be GRANTED subject to conditions of time, materials, landscaping, hard landscaping, walls and fences, drainage details, GPDO extensions, ancillary buildings, fencing, timber windows, highway conditions. Notes re soakaways, Wessex Water.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect visual or residential amenity, road safety, or the character and appearance of this Area of Outstanding Natural Beauty. Accordingly, the proposal does not conflict with Taunton Deane Local Plan Policies S1, S2, H2 and EN10.

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: