

MR J WHITE & MRS A UNDERHILL

ERECTION OF TWO DWELLINGS WITH DOUBLE GARAGES AT LAND SOUTH OF THE CROWN INN, CROWN LANE, CREECH HEATHFIELD AS AMENDED BY LETTER AND PLANS RECEIVED 18TH JULY, 2002

27980/27150

FULL PERMISSION

PROPOSAL

This was a reserved matters application following the granting of outline planning permission for two dwellings on land south of the Crown Inn car park in Crown Lane. Outline permission was granted in July 2001 subject to a number of conditions including that the buildings shall be constructed as one and a half storey with the main eaves in line approximately with the first floor window heads. An application for the conversion of the vacant Crown Inn (listed building) to residential, and an application for the erection of 4 dwellings on the Crown Inn car park and the site the subject of this application were refused on 17th December 2001. The current proposal has been amended to a full application for 2 No. 4 bed detached dwellings each with a double garage. There is a public right of way adjacent to the site which is currently separated from the site by means of an overgrown hedge. Access would be from Crown Lane not Charlton Road.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY views awaited. COUNTY RIGHTS OF WAY OFFICER the application site abuts public footpath T10/14, we would not wish the surface of the footpath to be altered and any change to it would require written consent from the Highway Authority. COUNTY ARCHAEOLOGIST no objection. WESSEX WATER it is noted that the application is for reserved matters.

LANDSCAPE OFFICER attractive rural hedge would be grubbed up, it contributes to the rural character of the area. Would access from Charlton Road be possible? CONSERVATION OFFICER no comment. RIGHTS OF WAY OFFICER footpath not marked on plans, they must include a pavement to separate walkers from traffic. DRAINAGE OFFICER notes that surface water is to soakaways - these should be to BRD 365 Standard. No mention of drainage to ditch. ENVIRONMENTAL HEALTH OFFICER no objection.

PARISH COUNCIL objects to mass and bulk of the development, surrounding bungalows will be overlooked, the access road is an old Roman road and should be preserved, the road is a public footpath, the adjacent bungalows have a right of access.

6 LETTERS OF OBJECTION assumes building to be constructed on car park; concerns about drainage issues; permission should relate to the outline permission granted, specifically height, obscure glazing, and method of surface water disposal; object to tarmacing of access; removal of hedges; object to stopping up of access road; maintenance of Crown Lane is paid for by residents, this should be made clear to new

residents; disgraceful state of the Crown Inn; who owns the right of way? - has it gone to the applicants without public knowledge; increase in costs of maintenance from the new residents; buildings should be single storey only; overlooking of bungalows; hedge and ditch should be retained; right of way should not be blocked by builders or new occupiers; heavy vehicles using private road could cause damage; pub car park should not be used.

POLICY CONTEXT

Somerset & Exmoor National Park Joint Structure Plan Review Policies STR1, STR3 and STR5 relate to sustainable development in rural centres and villages. Taunton Deane Local Plan Policy S7 identifies Creech St Michael with Creech Heathfield as a village and settlement limits have been defined. The application site is within the settlement limits and outline planning permission was granted on this basis. Policy S1 and S2 of Taunton Deane Local Plan relate to General Requirements and Design. The proposed development is considered to be in accord with these policies.

ASSESSMENT

The buildings have two floors with the upper floor partially within the roof. Three bedroom windows to plot A, the southern most building, face east, with one facing north. There is one bedroom window facing west towards properties in Heathfield Close in unit B. There is not considered to be any loss of privacy from unit A, but unit B would overlook the gardens of properties in Heathfield Close. Drainage has now been shown to soakaway into the nearby sewer and not into the private drainage channel which runs along the east of the site. County Highway Authority requested at outline stage that the accessway be hard surfaced. This was then conditioned on the outline permission. The scale of the buildings is similar to that shown on the illustrative plans accompanying the outline submission which indicated 6.6 m to ridge level and size being approximately 9 m x 9 m with a 3 x 3 m corner removed or 6 m x 12 m. The current application shows 9.8 m x 9 m and 6.6 m x 11.7 m, ridge heights are shown as 7.2 m and 7 m. Amended plans were requested which comply with the outline permission however the agent has refused to amend the dimensions. The agent has stated that he will not amend the pitch of the roof or lower the relative position of the windows as these comply with the TDBC Design Guide. He has amended bed 4 window to plot B to a narrower style, he will not amend the design to avoid potential overlooking as there is in excess of 24 m between the front of the proposed dwelling and the existing dwellings (8.4 m to the boundary but 2.4 m to the rear elevation of the nearby dwelling in Heathfield Close. PPG3 encourages greater densities and as a result buildings may be closer and not have the distances previously required. The floor areas being greater than on the outline permission so the application has been amended to full permission. There is no objection from the County Archaeologist and he has no records of a Roman Road. Most of the issues raised by residents were dealt with during the outline application stage. It is considered that the proposals are acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of drainage, materials, landscaping as submitted, wall to north, visibility splays, parking, garage, no further windows, obscure glass to bathrooms, PD removal. Notes re Wessex Water, public right of way, private

drainage channel, energy conservation, meter boxes, boundaries, contact SCC re right of way.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356467 MS K MARLOW (MON/TUES ONLY)

NOTES: