

20/2004/022

MR G GARDNER

**ERECTION OF DWELLING, GARAGE AND DRIVE, LAND AT BROADWAY HOUSE,
CHURCH LANE, KINGSTON ST MARY.**

22438/29817

RESERVED MATTERS

PROPOSAL

The application is for reserved matters following the Planning Inspector's approval of a dwelling on the site in April 2002. The site is to the west of Church Lane, on land currently the garden area of Broadway House. The land is steeply sloping up the hill with a steep slope up into the site. There is a bank and hedgerow approximately 2 m in height separating the site from the lane below. An access point has already been created, but this will be further adapted to form a more level entrance into the site. There will be a fall of 1.5 m from the flat area by the lane down to the garage, which is the furthest east portion of the house. The proposal is for a three-floored house to include rooms within the roofspace. The agents have stated that the style and appearance of the building has been derived from the local vernacular, uses local materials, the siting of the house takes advantage of the views, the house has been set into the site's slope having regard to levels which allows the rear of the site to wrap around the building reducing the visual impact. The building would have locally sourced red sandstone for the bottom plinth, a soft red handmade brick and natural slate roof. Landscaping has been the subject of discussions with the Landscape Officer, and comprises new tree planting on the west, north and eastern boundaries, and there is an existing hedge beginning to establish between the site and Boundary House.

Two Outline planning applications have been made, the first in November 2000, (refused in February 2001) and second made in July 2001 (refused in October 2001). Planning permission was refused for the erection of a dwelling on the site (most recent application) on grounds that the site was in the Area of Outstanding Natural Beauty, the house would be in an elevated position on the outskirts of the village detrimental to the rural character of this area, and a sub standard vehicular access. A planning hearing was held, and the Inspector's decision was issued in April 2002. The Inspector concluded that a dwelling could be erected on site without harm to the aims of the development plan policy to safeguard the character of Kingston St Mary and the surrounding attractive landscape, and adequate access can be provided. He allowed the appeals with conditions. He considered illustrative plans and stated that a sensitively sited and designed dwelling at the site, making use of the contours of the ground and with appropriate landscaping and planting would not erode its landscape character or result in any unacceptable harm to important views. An application made earlier this year did not include elevation/sections which placed the building within the site level, leading to concerns about excessive height above ground. This application was withdrawn prior to decision. Amendments have also been made to the design since this proposal was withdrawn.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objections subject to conditions. COUNTY ARCHAEOLOGIST no objections. WESSEX WATER a water main crosses the site, points of connection to be agreed, and note re protection of apparatus.

LANDSCAPE OFFICER subject to normal 5 year landscape condition, the proposals seem reasonable. CONSERVATION OFFICER the application differs little from the one withdrawn; the design concept is lacking; due to the scale of accommodation, the principles identified by the Inspector cannot be encompassed e.g. position away from the north and west boundaries, partly cut into the hill to exploit the contours of the land so dwelling largely presents a single storey elevation to north and east, additional landscaping to the east; the additional plans indicate that the proposal does not address the principles set down by the Inspector.

PARISH COUNCIL supports the application.

PARISH COUNCILLOR supports the proposal; the village needs controlled expansion; the proposed house would be a fine addition on an excellent site.

TWO LETTERS OF OBJECTION raising the following issues:- building is too dominant; is three storey with roof and tower; inappropriate in Area of Outstanding Natural Beauty; should be further lowered; note that it is close to the road; should be evergreen trees to south west; any further development should be refused; it will be as high as the church and dominate the view causing an eyesore; previous developments for lesser schemes have been refused.

ELEVEN LETTERS OF SUPPORT modern house but with traditional materials; trees will provide an obvious break between the village and open countryside; within building line of village; the housing stock of Kingston St Mary needs to be increased; will not be visible from majority of viewpoints in the village as it is cut into the hillside and well landscaped; a quality proposal; plot will suit one large house or 2/3 smaller houses; interesting design; family housing needed to support local services; will be difficult to see from the roadside in Church Lane.

ONE LETTER OF NO OBJECTION

POLICY CONTEXT

Policy S1 seeks, inter alia, to safeguard visual amenity. Policy S2 seeks good design. Policy S7 identifies villages where small scale developments are likely to be acceptable. Policy H1 sets out the criteria for new housing within settlements. Policy EN10 relates to preserving and enhancing the natural beauty within Areas of Outstanding Natural Beauty. The site is located within Kingston St Mary village limits and is just outside the Conservation Area in Taunton Deane Local Plan, and is within the Area of Outstanding Natural Beauty. The Inspector decision to allow the siting of a dwelling on the appeal site, thus the proposal is acceptable in principle.

ASSESSMENT

Given the Inspector's decision to allow the appeal, the principle of a dwelling on the site is established. A water main crossing the site determines its easterly position. It is sited within the contours such as to lessen the visual impact, and rooms have been placed sensitively within the roof space. The earlier full application contained too many dormers and other details have been changed to result in a building considered appropriate for the site. It will be higher than the single storey building envisaged by the Inspector, but that was not a condition of the permission, and the proposal is considered to be acceptable.

RECOMMENDATION

Details be APPROVED subject to notes from Wessex Water and a reminder of the need to comply with the Appeal Conditions.

REASON(S) FOR RECOMMENDATION:- The proposal is considered to accord with Taunton Deane Local Plan Revised Deposit Policies S1, S2, and H1, without detriment to the character of the area.

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

CONTACT OFFICER: 356460 MS K MARLOW (MON/TUES ONLY)

NOTES: