

26/2007/013

MR & MRS A RILEY

**ERECTION OF DWELLING ON LAND ADJACENT TO 7 BLACKDOWN VIEW,
NYNEHEAD (REVISED SCHEME)**

314747/123061

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 single 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.

This application is a resubmission of a previous proposal that was refused because the scale of the development was out of character from the existing dwellings. This revised proposal is 25% smaller in footprint than the previous proposal.

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. In the event of permission being granted, list of conditions recommended. 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 this is a better scheme but I think it is important to retain the existing southern boundary hedgerow to provide rural character on the edge of the development. It is important that the hedge is maintained at a minimum of 3m high. I don't consider their proposed Beech hedge for this proposal appropriate. The southeast corner will also need reinforcing with tree planting. RIGHTS OF WAY OFFICER if planning consents are given; the applicant should be made aware that the public footpath WG8/4 terminates/starts in fairly close proximity to the proposed development site. Builders should pay heed to Health and Safety regulations especially in view of additional vehicle use of the area. 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.

PARISH COUNCIL objects to the proposal on the grounds that the revisions to the original scheme are not sufficient to remove the Council's objections for the reasons previously stated. The Council is also concerned that the dwelling would connect to the main foul sewer, not an independent system as previously agreed.

SIX LETTERS OF OBJECTION have been received raising the following issues:- proposed building is too large for plot of land; revised plan is only marginally smaller; the proposed building is at right angles to other buildings; the garage goes beyond the building line; proposed access will restrict the turning space for other residents; no further building should be allowed on this piece of land; proposal is not in keeping with the area; the footprint of the proposal should be smaller than other properties on Blackdown View; proposal will cause overloading of sewage system; will cause parking problems; the garage is external; disruption to the environment and wildlife.

ONE LETTER OF SUPPORT has been received that raises the following issues:- the house is significantly smaller (25%) than the previous proposal; the visual aspect of the proposed dwelling is consistent with that of numbers 4 & 5 Blackdown View; there would be no impact on the hammerhead with regard to parking as the dwelling will have its own car parking spaces; the dwelling will have no impact on visual impact on other properties due to its location.

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

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 large two storey, 3 or 4 bedroom properties, some of which also have attached garages. The revised scheme in this application of a dwelling 25% smaller than previously submitted makes the proposed dwelling of a more comparable size to other houses in the row, and 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 one garage parking space and two on-site parking spaces. This more than 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. It is also recommended that the requirement of the Section 106 agreement dated 19th August, 1996 be waived.

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.

CONTACT OFFICER: 356469 MISS C NUTE

NOTES: