

29/2006/013

MR & MRS R NEWBERRY

**ERECTION OF A DETACHED DWELLINGHOUSE, PLOT 2 AT HILLVIEW,
BISHOPSWOOD, CHARD**

325494/112815

OUTLINE APPLICATION

PROPOSAL

This is an outline application with all matters reserved for approval, and illustrative plans accompany the application. These indicate provision of a three bedroomed chalet bungalow within the rear curtilage of Hillview. An existing vehicular access would be utilised.

The application is accompanied by another outline application, for an identical chalet bungalow, as a replacement for Hillview reference 29/2006/014. Planning permission has already been granted for a differently designed replacement, in December 2004 reference 29/2004/013.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the village of Bishopswood 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 Bishopswood and as a consequence, there may be a presumption in favour of small-scale development in this location. This is 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. The access to the proposed development is off a private lane. This lane by reason of restricted width, poor alignment and visibility at the sub-standard junction with the category 3 road is considered unsuitable to serve as a means of access to the proposed development. The use of the lane in connection with the development would be likely to increase the conflict of traffic movements close to an existing junction resulting in additional hazard and inconvenience to all As pointed out by the agent and noted during my site visit the existing dwelling. Hill View currently benefits from three points of access. One is situated at the front of the dwelling (onto the public highway) and two off of the private lane, which provides access into the garden area and outbuildings. It is evident from the existing layout of the site that the safest and obvious vehicular access for the parking of vehicles in relation to the existing dwelling, would be the access situated at the front of the dwelling. I do not consider the fact that there are two further accesses which could be used or may have been used historically

reasonable justification for the erection of a dwelling in this location deriving sole access from what is considered a substandard lane. The lane irrespective of what private accesses are currently in place, remains to be substandard as previously stated in pre-application correspondence and the previous planning application, 29/2005/006 for a building plot further along the lane. In addition the applicant does not control the land at the point of access to make the improvements which would be necessary in the interests of highway safety and therefore I would recommend refusal of this application for the following reasons:- Any increased use made of the existing sub-standard access such as would be generated by the development proposed would be prejudicial of road safety. 2. The lane providing access to the site is not of the condition nor is maintained to the standard necessary to accommodate the extra volume of traffic likely to be generated by the proposed development. WESSEX WATER recommends note.

PARISH COUNCIL objects – the grounds for objection are that the proposed application, (together with the allied application for Plot 1) represents an unwarranted escalation of development within the village boundaries. Other applications have failed on precisely this point. The lie of the land along the main road through the village of Bishopswood gives a beauty and a simplicity to the present development and to allow a ‘doubling up’ of the buildings along the road would be a retrograde step.

5 LETTERS OF OBJECTION have been received raising the following issues:- intensification in the use of the access and road network would adversely affect road safety; and additional property would overload the existing system; the dwelling would be out of character with surrounding properties; loss of light and privacy would result; trees and a hedge would be lost; the AONB would be adversely affected; an undesirable precedent would be set.

POLICY CONTEXT

Policies S1 and S2 of the Taunton Deane Local Plan seek to safeguard, inter alia, visual and residential amenity, and road safety. Policy H2 accepts housing development within villages, provided, inter alia, no loss of residential amenity, and no loss of established character. Policy EN10 seeks to safeguard Areas of Outstanding Natural Beauty. Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review seeks to ensure highway safety issues are addressed.

ASSESSMENT

The site is inside the settlement limit of Bishopswood, a dwelling could be designed to avoid any loss of residential amenity, and a suitably designed dwelling would not detract from either visual amenity, or the character and appearance of the Area of Outstanding Natural Beauty. The contentious issue concerns that of road safety, and whilst the County Highway Authority raise objection to use of the substandard existing access to serve the dwelling, and to the intensification in use of the substandard lane which serves the substandard access. The agent argues that the substandard access and lane are already used as the main access to serve the existing bungalow, and there would consequently be no increase in traffic usage of the lane or substandard access. The other dwelling, of course, which is a

replacement to the existing bungalow, would be served by an existing access off the main road running through Bishopswood. Accordingly, although objection is raised by the County Highway Authority given the existing situation it is not felt that the amount of additional traffic generated by this single dwelling is such as to warrant refusal of the application.

RECOMMENDATION

Permission be GRANTED subject to conditions of time, drainage, materials, landscaping, removal of permitted development rights and fenestration to be recessed.

REASON(S) FOR RECOMMENDATION:- The proposed development would not materially adversely affect visual or residential amenity, or road safety or the character and appearance of the AONB, and would not therefore conflict with Taunton Deane Local Plan Policies S1, S2, H2 or E10.

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: