

DEMOLITION OF BUNGALOW AND ERECTION OF PAIR OF SEMI-DETACHED DWELLINGS AND ALTERATIONS TO ACCESS AT NERINE, WEST BAGBOROUGH

Grid Reference: 316141.133381

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval subject to no further objections raising new issues and further observations from Nature Conservation and Reserves Officer, and County Highways Officer

The site lies within the defined limits to development, where the principle of residential development is acceptable. The proposed dwellings are not considered to be out of character with the surrounding pattern of development and have been designed to respect the traditional design of neighbouring properties, hence enhancing the appearance of the Quantock Hills Area of Outstanding Natural Beauty. The proposed scheme would not result in material detriment to the amenities of the occupiers of neighbouring properties or to the long term health of trees of amenity value within the site. As such, the proposal is in accordance with the West Bagborough Village Design Statement and policies S1 (General Requirements), S2 (Design), EN6 (Protection of Trees, Woodlands, Orchards and Hedgerows), EN10 (Areas of Outstanding Natural Beauty) and EN12 (Landscape Character Areas) of the Taunton Deane Local Plan.

RECOMMENDED CONDITION(S) (if applicable)

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A4) DrNo PHP009/010 004 Site Location
(A3) DrNo.PHP009/010/001C Proposed Elevations
(A3) DrNo.PHP009/010/002B Floor Plans & Section
(A3) DrNo.PHP009/010/003D Site Plan

- Reason: For the avoidance of doubt and in the interests of proper planning.
3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and thereafter retained as such, in accordance with the approved details.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Policies S1(D), S2(A) and EN10.

4. All rooflights hereby approved shall be flush fitting Conservation Style with a central glazing bar and thereafter retained as such.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Policies S1(D), S2(A) and EN10.

5. All windows/doors hereby approved shall be of timber and of the design shown on the approved plans and thereafter retained as such.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Policies S1(D), S2(A) and EN10.

6.
 - (i) Before any part of the permitted development is commenced, a landscaping scheme, which shall include details of the species, siting and numbers to be planted, shall be submitted to and approved in writing by the Local Planning Authority.
 - (ii) The scheme shall be completely carried out within the first available planting season from the date of commencement of the development, or as otherwise extended with the agreement in writing of the Local Planning Authority.
 - (iii) For a period of five years after the completion of each landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species, or the appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Policies S1(D), S2(A) and EN10.

7. Before any part of the development hereby permitted is commenced, a scheme of hard landscaping showing the layout of areas with stones, paving, walls, cobbles or other materials shall be submitted to and approved in writing by the Local Planning Authority. Such scheme shall be completely implemented before the development hereby permitted is

occupied.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Policies S1(D), S2(A) and EN10.

8. No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected, has been submitted to and approved in writing by the Local Planning Authority. The agreed boundary treatment shall be completed before the buildings hereby permitted are occupied and thereafter maintained as such.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Policies S1(D), S2(A) and EN10.

9. No development shall take place until a plan showing the details of the chimney has been submitted to and approved in writing by the Local Planning Authority. The chimney shall thereafter be implemented in accordance with the approved details prior to the occupation of the dwellings and thereafter retained as such.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Policies S1(D), S2(A) and EN10.

10. All services shall be placed underground.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Policies S1(D), S2(A) and EN10.

11. No development shall take place until details of the Sustainable Urban Drainage System have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory surface water disposal in accordance with the relevant sections of PPS25.

12. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 ("the 1995 Order") (or any order revoking and re-enacting the 1995 Order with or without modification), no extensions, other alterations (including balconies, windows, chimneys, flues) or curtilage structures (of the types described in Schedule 2 Part 1 Class A-G of the 1995 Order), other than that expressly authorised by this permission shall be carried out without the further grant of planning permission.

Reason: To ensure that the amenities of neighbouring properties is not harmed and the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and

distinctiveness of the area in accordance with Taunton Deane Local Plan Policies S1(D), S2(A) and EN10.

Notes for compliance

1. Soakaways should be constructed in accordance with British Research Digest 365 (September 1991).
2. Notes at request of Wessex Water:
 - It will be necessary, if required, for the developer to agree points of connection with Wessex Water, for water supply and the satisfactory disposal of surface and foul flows.
 - The developer should be aware of the importance of checking with Wessex Water to ascertain whether there may be any uncharted sewers or water mains within (or very near to) the site. If any such apparatus exists, applicants should plot the exact position on the design site layout to assess the implications. Please note that the grant of planning permission does not, where apparatus will be affected, change Wessex Water's ability to seek agreement as to the carrying out of diversionary and/or conditioned protection works at the applicant's expense or, in default of such agreement, the right to prevent the carrying out of any such development proposals as may affect its apparatus.
 - Due to the close proximity of the West Bagborough Sewage Treatment Works, the developer should be made aware of the possibility of odour nuisance from the normal operation of our works.
3. With reference to Condition 7, modern concrete kerb stones should not be used to demarcate the entrance from the road – modern kerbing gives an immediate impression of suburban or urban environments and are not typical characteristics of Quantock villages.

PROPOSAL

The proposed site lies on New Road at the south-west entrance to the village from the A358. It falls within the Quantock Hills Area of Outstanding Natural Beauty and is currently occupied by a cream render and tile bungalow set back from and on a higher level than the road. There is a vehicular access to the front with a line of leylandii trees along the front to the south of the access. The surrounding area is characterised by a mix of properties including traditional style stone and slate cottages to the north, with render and tile properties on the opposite side of the road. To the south and west is open countryside, and the Wessex Water Sewage Works and Hill View Trading Estate lie a short distance to the south-east.

This application seeks planning permission for the demolition of the bungalow and replacement with a pair of semi-detached properties. These are designed to reflect the character of Heathfield Cottages to the north and would be of local stone to the front and sides with render on the rear elevations, a natural slate roof and doors/windows of traditional timber construction. The cottages would have

accommodation over three storeys, each with a dormer window with slate cheeks and conservation style rooflight in the rear. The dwellings would have black UPVC rainwater goods and a shared stone chimney. Two car parking spaces would be provided to each dwelling with stone walls up to 900mm in height to the front and native planting.

Following concerns raised, the proposed windows were changed from upvc to timber; the depth of the dwellings reduced resulting in each cottage being 3 bedrooms rather than 4 bedrooms; the positioning and design of the dormers revised; the height of the chimney increased; the trees at the front of the site marked to be retained and the dwelling, parking and access repositioned.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

WEST BAGBOROUGH PARISH COUNCIL - Objects on the grounds of:

- Road safety matters and impact on existing on road parking for vale view.
- Volume of development especially 3 floor design.
- No clear reference to existing trees.

SCC - TRANSPORT DEVELOPMENT GROUP - Whilst the proposed development is located within the development limit of the village, West Bagborough does not accommodate adequate services and facilities, such as, education, employment, health, retail and leisure. In addition public transport provision is extremely limited, with the First 23 Bus Service operating effectively only one service in the morning and one in the afternoon, Mondays to Saturdays. 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.

Notwithstanding the aforementioned comments, it is noted that the site is located within the development limit of the village and as a consequence, I am aware of other planning applications for residential development that have been permitted, therefore it would appear there is a presumption in favour of small scale development in this location. However, this must be a matter for the Local Planning Authority to decide whether the principal of development on this site outweighs the transport policies that seek to reduce reliance on the private car.

This proposal was the subject of pre-application advice in which the highway requirements were clearly set out. The proposal will derive access from/onto a classified unnumbered highway, which is the main route through the village and whilst the speed of traffic in the village is not restricted from personal observations and the alignment of the highway, vehicles speeds are likely to be in the region of 30mph.

I have set out below, the detailed highway issues in respect of this development:

1. Access to the development if it is to serve two dwellings, should have a minimum width of 5m, to enable vehicles entering the exiting the site to pass each other and to avoid waiting or reversing onto the adjoining public highway. This appears to have been achieved.

2. The access will need to incorporate visibility splays based on co-ordinates of 2.4m back from the edge of existing carriageway edge and extending 43m in both directions to the nearside carriageway edge with no obstruction greater than 900mm above existing carriageway level. Visibility splays need to be provided within the application site and/or highway land, it will not be acceptable if they encroach onto/over third party land as they need to be provided in perpetuity.

In this location it will not be acceptable to have visibility splays with blind spots, and this should be demonstrated on an appropriately scaled drawing. Visibility splays have to be within the Applicant's ownership or highway limits, it will not be acceptable to encroach onto/over third party land as they will not be able to be provided and maintained in perpetuity.

It would appear that these essential visibility splays cannot be provided.

3. Sufficient parking that incorporates a segregated turning should be provided, to enable vehicles to enter and exit the site when the parking areas are occupied, for both the existing and proposed dwelling. Turning diagrams are attached for further information.

Maximum parking provision should be applied given the village is considered to be unsustainable in transport terms. This would be 2 spaces per dwelling for three bedroomed dwellings.

I would therefore seek that the issues raised above are addressed at the Applicant's earliest convenience, on receipt of this additional information I will be able to conclude my highway observations.

At time of writing, awaiting further comments following reconsultation on the amended site plan. Additional comments will be updated on the late representations document.

THE QUANTOCK HILLS AONB SERVICE - The main purpose of the AONB Service is conserving and enhancing the natural beauty of the landscape. As such, we are concerned with the impact any new development may have on the character and quality of this nationally protected landscape (including its setting).

The AONB Service has no objection in principle to the proposed development. The existing bungalow makes a limited contribution to local landscape character and we feel that the 2 semi-detached houses proposed would fit with the surrounding, mainly 2-storey, properties.

Due to its location, in a nationally important landscape, it is essential that particular care is taken with the design, materials and landscaping of the new development. As far as possible, we would like to see the development reflect the character of the existing, adjacent Heathfield Cottages. One of the critical factors will be the choice of windows and doors, and we would prefer these to be of more traditional materials than of uPVC. Please refer to paragraphs 8.11 (recommendations) and 5.3 (buildings and spaces in the villages) of the West Bagborough Village Design Statement. We feel that bay windows at the front of the property may give the cottages more of a suburban appearance, when compared to Heathfield Cottages.

The existing bungalow is already quite well screened in the landscape, so we would

wish to see this landscaping retained and, where possible, enhanced using native trees and hedge species that are appropriate to the local area. This will help to assimilate the development into the landscape.

As there is a proposed change to the access, we ask that modern concrete kerb stones are not used to demarcate the entrance from the road – modern kerbing gives an immediate impression of suburban or urban environments and are not typical characteristics of Quantock villages.

WESSEX WATER - You should be aware that the site is situated approximately **155** metres away from our **West Bagborough** Sewage Treatment Works. Whilst we do not believe the proposal will be unduly affected it should be noted that the proposal could be subject to odours from the normal operation of our works. Odour is covered by the Statutory Nuisance controls laid down in Part III of the Environmental Protection Act 1990 and enforced by Local Authorities by way of abatement notices. We therefore recommend that the views of your Council's Environmental Health Officer should be sought when determining this application. We do, however, request that the developer is made aware of the possibility of odour nuisance. The proposal must not be seen to set a precedent for future development within close proximity of our Sewage Treatment facilities.

The development is located within a foul sewered area and there are water mains within the vicinity of the proposal. It will be necessary for the developer to agree a point of connection onto the system for water supply and for the satisfactory disposal of foul water flows generated. Council should be satisfied with any arrangement for the satisfactory disposal of surface water. Suggests note to applicant regarding uncharted sewers or water mains.

DRAINAGE ENGINEER - Soakaways should be constructed in accordance with British Research Digest 365 (September 1991) and details of the sustainable urban drainage system submitted.

NATURE CONSERVATION & RESERVES OFFICERS - As the development involves the demolition of a building, which could potentially accommodate bats and birds, I consider that a wildlife survey should be submitted with this application.

At time of writing, awaiting receipt of Wildlife Survey. Additional comments from the Nature Conservation and Reserves Officer will be updated on the late representations document.

HERITAGE AND LANDSCAPE OFFICER - Subject to retention of existing vegetation and suitable boundary landscaping, the proposals are acceptable.

ENVIRONMENTAL HEALTH - NOISE & POLLUTION - Comments awaited

Representations

Five letters of objection received on the grounds of:

- Properties to the east will now be overlooked by east facing bedroom windows, having an impact on privacy.
- Increased vehicular activity when there are already problems with parking on this busy road, particularly at night. The bend and reducing the road to one lane is hazardous to road safety. Absence of off-road parking to properties opposite,

- traffic/emergency vehicles can only pass due to small space outside bungalow, additional parking would impede vehicle movement and be dangerous to walkers.
- Bringing access closer to blind bend will make exiting properties more dangerous.
 - Size and position of plot not large enough to accommodate two 4 bedroom properties.
 - Proposed development out of keeping and not sympathetic to this part of the village/local environment.
 - Building plot is now larger than the original when bungalow was built and building is too tall for its site near to and facing the road.
 - Trees have become a possible danger and should be topped at least.

PLANNING POLICIES

EN10 - TDBCLP - Areas of Outstanding Natural Beauty,
EN12 - TDBCLP - Landscape Character Areas,
S1 - TDBCLP - General Requirements,
S2 - TDBCLP - Design,
M4 - TDBCLP - Residential Parking Provision,
EN6 - TDBCLP -Protection of Trees, Woodlands, Orchards & Hedgerows,
PPS1 - Delivering Sustainable Development,
PPS3 - Housing,

West Bagborough Village Design Statement

DETERMINING ISSUES AND CONSIDERATIONS

The site lies within the defined limits to development for West Bagborough and as such the principle of development on this site is acceptable. The surrounding area is characterised largely by semi-detached and terraced two storey properties. There is no other evidence of bungalows in the immediate vicinity. The principle of a two-storey semi-detached property on the site is therefore acceptable and is considered capable of being accommodated without appearing cramped or out of character with the surrounding pattern of development. A sufficient amount of amenity space would be available to both of the proposed dwellings.

The existing bungalow is of little architectural merit and makes a limited contribution to the surrounding landscape. As such, its replacement with properties of a more traditional design, which respect the character of the surrounding area is welcomed. The style of the proposed semi-detached dwellings has been based on that of Heathfield Cottages to the north and the proposal reflects the materials, roof design, chimney, eaves detailing, fenestration and porch design. Whilst there is little evidence of bay windows in the surrounding area, this addition is not considered to result in harm to the design of the property or that of the surrounding area.

Although a single storey lean-to is only proposed to one cottage, due to its size, it appears subservient and will not therefore unbalance the appearance of the properties. Concerns were initially raised regarding the excessive depth of the proposed cottages, which resulted in the size and scale being out of proportion with surrounding dwellings. Following the amendments, the proposal now closely reflects the dimensions of Heathfield Cottages and other nearby dwellings, and the traditional design, utilising appropriate local materials of stone, natural slate with timber doors and windows is considered in accordance with the West Bagborough Village Design Statement and sympathetic to the surrounding Area of Outstanding

Natural Beauty.

1 Heathfield Cottages to the north is a sufficient distance from the proposed dwellings to avoid any impact upon their amenities and the only window above ground floor level facing that direction serves a bathroom and not a habitable room. As such, there are no concerns regarding loss of privacy. Whilst an objection has been received regarding the overlooking of the bedroom windows opposite at 2 Heathfield Garage Cottages, the proposed dwellings lie over 20 metres away, which is considered a sufficient distance to avoid material harm to the amenities of the occupiers of those properties.

It is proposed to carry out native planting to the front of the proposed dwellings and there is an extensive row of trees along the southern and eastern boundary of the site. Whilst the eastern boundary is not native trees, they are well established, providing extensive landscaping at the entrance to the village and their removal would result in an adverse impact on the rural character of the area. These are marked to be retained and along with the proposed native planting, it is considered that the proposed cottages can be integrated into the surrounding landscape. The landscape officer raises no objection, subject to appropriate boundary treatment and this has been conditioned below.

Whilst further comments from the County Highways Officer are still awaited at the time of writing the report, it is important to note that the amended plans improve the parking arrangements, widen the access to be of sufficient width to serve two properties and reposition the access to the same site as the existing access, although this does not achieve the full visibility requirements of the County Highways Authority. Whilst full comments are awaited, an objection could be forthcoming. Regard must however be given to the existing situation and although it would not be up to full standard, it is a significant improvement on the scheme as originally submitted. With the exception of the visibility, all other highways requirements appear to have now been met.

Whilst objections have been received regarding parking problems in this vicinity, it is not considered that the proposed scheme will exacerbate this to an unacceptable level. Two car parking spaces are proposed for each dwelling, which is considered an appropriate level of parking for a three bedroomed property.

The wildlife survey is awaited at the time of writing the report and as such no assessment has yet been made as to the impact of the proposal on any nesting birds or bats. This aspect will be covered on the late representations document, but it is likely that any required mitigation can be dealt with by means of a condition and would not result in an 'in principle' objection to the proposal.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.

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