

43/2007/074

MR & MRS W H PARKINSON

**ERECTION OF A DWELLING AT LAND ADJACENT TO 1 WAYSIDE COTTAGES,
PYLES THORNE LANE, WELLINGTON.**

314592/119728

OUTLINE

PROPOSAL

The application seeks outline planning permission for a single storey dwelling on land adjoining Wayside Cottages, Wellington. The site comprises of the existing side garden of No. 1 Wayside Cottages, to the east of the site. There are a number of trees, of high amenity value, which are protected along the frontage of the site. As such the agent has for illustrative purposes only submitted an indicative layout. The layout plan also indicates provision for two off street parking spaces. All matters are reserved for subsequent consideration.

The application site is irregular in shape. The site is relatively level in relation to both the highway and the land around it. To the south the site adjoins the front boundary of No. 8 Pyles Thorne, which is set back from the highway. The site is within the settlement boundary for Wellington as defined in the Local Plan.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection in principle; a number of conditions and further requirements recommended. WESSEX WATER the development is located within a sewered area and the developer will need to agree points of connection. There is a combined public sewer near the site, Wessex Water normally requires a minimum, three-metre, easement width. Diversion or protection works may need to be agreed. In respect of water, there are water mains and connection point can be agreed at detailed design stage.

LANDSCAPE OFFICER subject to tree protection during construction the proposals should be able to be integrated into the local street scene.

TOWN COUNCIL approved at Town Council meeting 6th August, 2007 (awaiting comments).

4 LETTERS RAISING NO OBJECTION to the proposal have been received.

POLICY CONTEXT

PPS1 (Delivering Sustainable Development)
PPS3 (Housing)
PPG13 (Transport)

RPG10 – Regional Planning Guidance for the South West Policy HO 5: (Previously Developed Land)

Somerset & Exmoor National Park Joint Structure Plan Review Policies STR1 (Sustainable Development), STR4 (Development in Towns), Policy 33 (Provision of Housing), Policy 48 (Access and Parking).

Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design), H2 (Housing in Settlements), M4 (Residential Parking Requirements) and EN8 (Trees in and around Settlements).

ASSESSMENT

The main issues in the determination of this application relate to: - the effect of the proposed scheme on the character and appearance of the area; and the impact upon residential amenity of existing and future occupiers.

Permission was refused, planning reference 43/2006/156, on the grounds that the proposal would constitute over development of the site resulting in a cramped form of development, at variance to the established building pattern. Furthermore, given the constraints of the site, the Local Planning Authority considers that a two-storey dwelling cannot be accommodated within the site without harming the residential amenities of existing and future occupiers by reason of the relationship with adjoining residential properties.

A revised application has been submitted to address the previous reasons for refusal. Policy H2 (E) of the Local Plan permits development within Classified Settlements where inter alia they do not 'individually or cumulatively erode the character or residential amenity' of an area. The locality is characterized by residential development on relatively large plots. The street scene comprises detached dwellings, set back from the road, amidst a mature tree and shrub setting which creates a distinctive and attractive environment. It is considered the siting of the proposed dwelling would appear uncharacteristically cramped and detract from the established character of the area. Whereas government guidance encourages higher densities for residential development, this should not be viewed in isolation, and good design and layout must be informed by the wider context. It is considered that the introduction of a new house in this location would be out of keeping. In essence the proposed house would appear too close and at variance to the established building pattern in the area.

The revised application has not changed the footprint of siting of the proposed dwelling. The dwelling would be positioned 5.0 m from the side boundary of No. 1 Wayside Cottage. In terms of assessing the impact of the development on the residential amenity of adjoining residents it is considered that a single storey dwelling would overcome previous concerns in terms of loss of privacy and overlooking. However, the provision of a bungalow would appear further out of character in the locality. Whilst it is accepted that the proposed drawings are for illustrative purposes it is considered that given the constraints of the site the applicant has not been demonstrated that the provision of a dwelling could be accommodated without

resulting in a cramped form of development which would harm the character and appearance of the locality.

To conclude, it is recognised that national planning guidance seeks to make the best use of brownfield land. However, it is considered the proposal would constitute an overdevelopment of the site leading to a cramped form of development which would be at variance with the established building pattern of the locality given the restricted plot size and constraints of the site.

RECOMMENDATION

Permission be REFUSED for the reason that the proposed development would constitute over development of the site resulting in a cramped form of development, at variance to the established building pattern and would erode the character and appearance of the locality. Furthermore the provision of a single storey dwelling would appear out of character with the appearance of the area. As such the proposal is contrary to Somerset & Exmoor National Park Joint Structure Plan Review Policies STR1, STR4, 33 and 48 and Taunton Deane Local Plan Policies S1, S2 and H2.

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