

42/2005/047

GREATWORTH PROPERTIES

**ERECTION OF TWO DETACHED DWELLINGS AND GARAGES ON SITE OF BUNGALOW TO BE DEMOLISHED AT SUNDENE, DIPFORD ROAD, TRULL.**

21326/22405

FULL PERMISSION

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**PROPOSAL**

The application is for the erection of two detached dwellings and garages on the site of a bungalow to be demolished at Sundene, Dipford Road, Trull. The site lies within a Conservation Area and consent has already been given for the demolition of the bungalow. A previous application for 6 dwellings on the site was withdrawn earlier this year. The site lies between two existing stone properties, a listed thatched farmhouse and a stone Coach house on the road frontage. The site measures approximately 39m x 28m covering some 0.07 hectares and provides for two detached 4 bedroomed dwellings with private gardens and detached garages. The stone frontage wall is retained other than at the access points for the dwellings and a garage is provided on this frontage line in order to reflect the character of the conservation area.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY: I have no objection in principle to the erection of two dwellings in this location. Permission was previously sought but subsequently withdrawn for the redevelopment of this site for 6 dwellings. As part of the current application it is proposed to erect two dwellings and create 2 separate points of access, from Dipford Road, which is a classified, unnumbered highway. The site benefits from a wide grass highway verge, which allows good visibility in each direction at a point 2m back from the carriageway edge. However, there is the lack of intervisibility between Plot B, and Trull Green Farm. In order that vehicles emerging out of the respective sites, can see each other and exit safely I would recommend that the boundary wall between the two land owners is reduced to a height of 900mm and this area is kept unobstructed at all times. The new gateway to Plot A should also be set back 4.5m to ensure vehicles entering the site can pull clear of the highway if and when the gates are closed. In the event of permission I would recommend conditions re visibility, access/turning as shown, limit garage to parking, gates to open inwards set 4.5m back, surface water disposal and gradient. WESSEX WATER: The development is located in a sewered area with foul and surface water sewers available. The developer proposes disposal of surface water to soakaways. It will be necessary to agree points of connection to our systems which can be agreed at detailed design stage. DRAINAGE OFFICER: I note surface water is to be discharged to soakaways. These should be constructed in accordance with Building Research Digest 365 (Sept 1991) and made a condition of any approval.

LANDSCAPE OFFICER: The two most significant trees on site are the apple and cherry. The cherry has potential to grow much larger, to 15m, and therefore the proximity of the proposed houses does not meet the Council's guidance on mature height distance. The proposals do not in my opinion maintain the character or

appearance of the Conservation Area and therefore do not meet EN14. CONSERVATION OFFICER: No objection to principle. At the least the front elevations should be chert. A brick plinth is inappropriate. Brick soldiers to window and door openings in rendered surfaces should be deleted. Windows adjacent to front doors should be deleted enabling porch to be reduced in width and door aligned with landing window.

PARISH COUNCIL: Approval is given subject to 1. a single access point to the development. 2. Minimal disruption to the wall and rebuilt in local flint. 3. Elevations to the building to be in matching stone. 4. Builder's plant and equipment and delivery vehicles are required to park on site.

5 LETTERS OF OBJECTION raising issues of there should be one entrance point, original materials should be used to rebuild the wall, builders' plant and deliveries should be confined to site to avoid the busy road, the proximity of one dwelling is too close to the adjacent barn and construction could cause damage and make it uninhabitable. Although two units is an improvement, the design is a missed opportunity with the design too similar. A bay window or enclosed porch could be considered. A garage to the front is an improvement, continuing the wall in a way that contains the street frontage. The use of black rainwater goods and reconstituted stone should be reconsidered. Only local stone should be used.

## **POLICY CONTEXT**

Regional Planning Guidance for the South West - RGP10

Somerset and Exmoor National Park Joint Structure Plan Review, STR1 - Sustainable Development, STR4 - Development In Towns, Policy 9 - The Built Historic Environment, Policy 49 - Transport Requirements of New Development

Taunton Deane Local Plan, S1 - General Requirements, S2 - Design, H2 - Housing in Classified Settlements, M4 - Residential Parking Requirements, EN8 - Trees in and Around Settlements, EN9 - Tree Planting, EN14 - Conservation Areas

## **ASSESSMENT**

The proposal is for the erection of two detached houses in the place of a single bungalow and the provision of garaging with an access for each dwelling. The main consideration is the design and impact on the character of the conservation area.

The Parish and a number of the objectors consider a single access should be provided to serve the site. However to achieve this would require the movement of the garage

which is purposely sited on the frontage to reflect the built form of the character of the area. Placing a single central access will lessen this affect and open up the frontage. This would be regrettable and the current layout is far preferable in terms of respecting the character of the conservation area. The Highway Authority is raising no objection to the principle of the layout as shown and are recommending a number of conditions. The reduction in wall height requested however relates to a boundary wall to the adjacent listed building and is outside the applicant's control. It is not therefore possible to impose this as a condition and the requested gradient condition is considered unnecessary.

The dwellings are considered to be set back far enough from each other and adjoining properties not to have any adverse amenity impact. The concern over damage during construction is a civil issue. The detached dwellings are set back from the frontage and it is considered appropriate in design terms that the front of the dwellings are constructed of stone to match the boundary wall on the frontage. Planting is retained to the rear of the boundary wall and at the rear of the site and a landscaping condition is proposed to ensure replacement of trees lost. The Conservation Officer raises no objection in principle and the issues raised in terms of the design and materials finish are addressed by condition.

In summary the provision of two, two storey dwellings here is considered acceptable in principle and the design subject to minor modification is considered appropriate to the character of the area and the application is recommended for approval.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of time limit, materials, landscaping, timber windows and doors, windows recessed, details of lintels, no additional first floor windows on the south-east or north-west elevations, meter boxes, metal rainwater goods, surface details of courtyards, details of surface water disposal and provision of sample stone panel, access turning as shown, garages limited to parking, entrance gates to open in and set back 4.5m, prevention of surface water discharge to highway. Notes re ensuring construction traffic keep clear of the highway and permit under Highway Act.

REASON FOR RECOMMENDATION The proposal is considered to comply with policies S1, S2, H2, M4 and EN14 of the Taunton Deane Local Plan and material considerations do not indicate otherwise.

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

**CONTACT OFFICER: 2456 MR G CLIFFORD**

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