

45/2006/007

MR & MRS DAY

**DEMOLITION OF EXISTING DUTCH BARN AND CONSTRUCTION OF A TERRACE OF 3 DWELLINGS INCLUDING THE CONSTRUCTION OF AN OPEN FRONTED THREE CAR BARN, LAND ADJACENT TO MILTON FARM, WEST BAGBOROUGH AS AMENDED BY LETTER DATED 5TH APRIL, 2006 WITH ATTACHED PLANS AND AMPLIFIED BY AGENTS LETTER DATED 2ND MAY, 2006.**

317190/133273

FULL

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## **PROPOSAL**

The proposal relates to the erection of 3 dwellings on land to the east of Milton Farm at the junction with the main road leading through West Bagborough and a lane leading south out of the village. The dwellings are of two storey construction and would be constructed using mostly red sandstone, timber windows and doors and clay double roman tiles. The design also incorporates an internal car port between plots 1 and 2 as well as additional parking to be provided in an open fronted garage to the front of the site. The existing boundary wall (which form part of the garage) and trees are to be retained on the site. The dwellings would replace an existing metal framed Dutch barn and would be stepped back some 17 m from the main road through the village.

In response to the comments received from the Parish Council the agent has submitted a letter explaining how the proposal complies with the various policies of the Village Design Statement. The agent also states that the dwellings have been individually designed, incorporate differing ridge heights and positions of each front wall. The agent also points out the property know as 'The Old Post Office' incorporates an integral car port. The agent is willing to use any materials the Parish Council want however he feels that the use of red sandstone is the most appropriate.

## **CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY comments awaited. WESSEX WATER no objection.

LANDSCAPE OFFICER subject to the existing trees being retained with no new building works within their canopy spreads it should be possible to retain them. The access way construction will need to be carefully considered to avoid damaging the adjacent tree roots. CONSERVATION OFFICER comments awaited. ENVIRONMENTAL HEALTH OFFICER no objections subject to conditions. DRAINAGE OFFICER no observations. HOUSING OFFICER the housing officer supports this application and would be looking for one of the units as affordable housing. There is a proven in the area so would therefore include the one in three requirement for rural areas.

QUANTOCK HILLS JOINT ADVISORY COMMITTEE objects to the proposal on the grounds that it constitutes over-development in this rural settlement in a nationally protected area and would be out of keeping with the character of West Bagborough with a sub-standard access.

PARISH COUNCIL objects. The Parish Council would support development of this area of the village but does feel that the current design of the proposed development is not sympathetic to this important area within the village conservation area. Therefore they respectfully request that the following matters are considered in any decision:- (1) Recommendations 8.1, 8.4, 8.6, 8.7, 8.11, 8.13, 8.14, 8.16 of the West Bagborough Village design statement are all relevant to this application. (2) A continuous terrace of 3 houses, all constructed to a standard design and materials, is not appropriate in an area of the village where properties are very individual in their age, design and construction. The council offers an opinion that items in the design such as the integral car port are more appropriate to suburban development than an area within the village Conservation Area. (3) The height and visual impact of the 3 car barn as viewed from the road approaches should be carefully considered. (4) Concerns were expressed about road safety at the access to the development. The council would strongly disagree with any proposals to erect modern road signs; place extensive markings on the lane at this point or significantly change the existing boundary walls. If these design matters can be resolved, for example by removing the integral car port to leave a pair of semi detached and one detached property with a space between them, then the Council would probably recommend supporting the development.

ONE LETTER OF OBJECTION has been received raising the following issues:- the proposed roof line will be disproportionately high to those of the adjacent buildings and the scale will dominate the surrounding landscape; the scale and roof height does not reflect those of the buildings previously on site; vehicular movements in and out of the site, assuming occupants of new dwellings are two car households, are likely to be higher than those of site in current use; proposed vehicular access in one direction will be into a blind corner and T junction which has poor sight lines; the new development does not show evidence of landscaping or replacement hedging for the elevation fronting Higher House.

## **POLICY CONTEXT**

Policies S1, S2, H2, H9, H10, EN14, EN16 and M4 of the Taunton Deane Local Plan are considered relevant to the application.

West Bagborough Village Design statement.

## **ASSESSMENT**

The site is located within the defined settlement limits of West Bagborough where there is a presumption in favour of development. In terms of design the dwellings appear to satisfactorily reflect the character of dwellings in the area although the comments of the Conservation Officer are awaited.

The Highway Authority have previously indicated that the existing access is substandard and has objected to new housing development in West Bagborough on

sustainability grounds as there is a minimal level of services in the village. The formal views of the Highway Authority are still however awaited.

The Landscape Officer is satisfied that the development can be absorbed within the landscape provided the existing trees on the site are retained. The agent has confirmed that existing trees will be retained and further trees planted. The proposal is therefore considered to preserve the landscape character of the AONB.

Policy H10 of the Taunton Deane Local Plan states that on-site provision of affordable housing should be achieved through a S106 agreement. Policy H10 goes on to say that commuted sums and off-site provision will only be acceptable in exceptional circumstances. The agent states that one of the dwellings being affordable housing is not in his clients interests. However , it is considered that on site provision is an essential requirement taking into account the relevant local plan policy and the need expressed by the Housing Officer.

### **RECOMMENDATION**

Subject to the comments of the Highway Authority and completion of a Section 106 Agreement relating to one of the dwellings be made available as an affordable housing unit the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, materials, services located underground, boundary walls, timber windows, landscaping, hard landscaping, services located underground, removal of GDO rights for extensions; gates and walls; no further windows in the first floor gable end, west elevation of plot 3; no infilling of car port and surfacing details in relation to the trees to be retained. Notes re foul drainage and surface water and connection wessex water infrastructure, energy and water conservation measures.

**REASON(S) FOR RECOMMENDATION:-** The proposal for residential development, is located within defined settlement limits where new housing is encouraged. The development would not have a detrimental impact upon visual amenity, residential amenity, or the character and appearance of the Conservation Area, the setting of adjacent listed buildings and the landscape character of the AONB. As such the proposal accords with Taunton Deane Local Plan Policies S1, S2, H2, H9, H10, EN10, EN14, EN16 and M4.

Should the S.106 not be completed by 10th June, 2006 the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be REFUSED as contrary to Taunton Deane Local Plan Policy H10.

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

**CONTACT OFFICER: 356469 MR R UPTON**

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