

49/2006/006

MR & MRS D JAY

DEMOLITION OF DWELLING AND ERECTION OF REPLACEMENT DWELLING AND CHANGE OF USE OF LAND FROM AGRICULTURAL TO DOMESTIC, AT HIGHER GRANTS, FORD, WIVELISCOMBE.

08773/28651

FULL

PROPOSAL

The proposal relates to the demolition of an existing two storey, four bedroom dwelling and its replacement with a two storey, four bedroom dwelling. The footprint of the existing dwelling measures approximately 150 sq m and the footprint of the proposed dwelling is approximately 190 sq m although the existing dwelling is attached to various other outbuildings.

The application is accompanied by internal and external photographs that indicate the substandard nature of the dwelling, a structural report indicating that to refurbish the dwelling it would have to be reduced to its walls only, underpinned and reassembled. A builders quote for the referb works has also been submitted and the agent estimates that the works would be 50% - 60% greater than a newly built property. A wildlife survey also accompanies the application.

This application is also accompanied by application 49/2006/007, also to be heard at this committee meeting, for the conversion of an adjacent barn to residential accommodation. A garage subject to application 49/2006/005 has also been submitted and is due to be determined under delegated powers.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection to the principle however the development will use an existing substandard access and I would recommend that adequate visibility splays are incorporated.

NATURE CONSERVATION AND RESERVES OFFICER further survey work will be needed and a DEFRA licence prior to demolition due to the presence of bats. DRAINAGE OFFICER notes regarding soakaways and foul drainage.

PARISH COUNCIL in response to the various planning applications received in respect of higher Grants Farm the Parish Council object on the basis that the proposed new house is unsympathetic, substantial and constitutes development in the open countryside.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1 (General Requirements), S2 (design), H8 (Replacement Dwellings Outside Settlements) and EN5 (Protected Species).

ASSESSMENT

Despite being located outside of any settlement boundary the Local Plan Policy H8 does make provision for replacement dwellings to be constructed. The latter policy requires that the existing dwelling has not been abandoned and that it would be uneconomic to bring it up to a modern standard. The proposal should be for a one for one replacement which should not be substantially larger than the existing dwelling and the scale, design and layout should be compatible with the rural character of the area.

The application has been submitted with a substantial amount of information which concludes that the cost of refurbishment would be 50%-60% greater than the cost of new build. Refurbishment of the existing building is therefore considered uneconomical and the principle of a replacement dwelling is considered acceptable.

The proposed dwelling is some 40 sq m greater in footprint than the existing dwelling, however the existing dwelling is attached to various other outbuildings and is seen within the context of a large group of buildings. Given that some of the buildings are proposed to be removed, the overall visual impact will be reduced. Coupled with the fact that the existing dwelling could be extended by 70 cubic metres without planning permission, the proposed dwelling is not considered to be substantially larger.

The footprint of the replacement dwelling would overlap the existing footprint however the new dwelling would be located further to the east in order to increase the distance from the proposed barn conversion. It is considered important that the existing and proposed footprints at least overlap to ensure that the existing building is indeed demolished.

In terms of design, the proposed dwelling incorporates features of the existing dwelling such as the external chimney and hipped roof. Furthermore the proposal incorporates cottage style features and utilises materials that are sympathetic to the rural character of the area. The use of slates has been requested rather than concrete tiles as initially proposed.

There are no neighbouring properties that would be detrimentally affected and the Nature Conservation and Reserves officer is satisfied that subject to further survey work and the issue of a DEFRA licence that bats will not be unduly harmed. and for the reasons above the proposal is recommended for approval.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, landscaping, boundary treatments, services located underground, GDO extensions, parking spaces, visibility, DEFRA licence required, further surveys for bats. Notes re soakaways, foul drainage, use of slate, use of native species hedge to south garden boundary.

REASON(S) FOR RECOMMENDATION:-

The replacement dwelling is a one for one replacement which is not substantially larger than the existing dwelling and the scale, design and layout is compatible with the rural character of the area. As such the proposal accords with Taunton Deane Local Plan Policies S1, S2, H8 and EN5.

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: