

51/2005/013

PETER KERR

**ERECTION OF DWELLING HOUSE AT BURROW FARM, BURROWBRIDGE
(RENEWAL OF 51/2000/014)**

35695/30453

FULL

PROPOSAL

The proposal seeks to renew permission 51/2000/014 relating to the erection of a 3 bedroomed detached dwellinghouse with double garage on land adjoining Burrow Farmhouse. Permission 51/2000/014 comprised a revised design to an earlier permission 51/1997/005, which comprised a dwellinghouse and barn conversion, and thus in turn was a renewal of an earlier permission 51/1992/004.

The site for the dwellinghouse is sited within the settlement limit of Burrowbridge, lies just beyond an Area of High Archaeological Potential, and immediately adjoins the River Parrett. (A flood risk assessment accompanies the application).

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY The application is for the renewal of permission 51/2000/014. That permission appears to be part renewal of previous permissions: 51/1997/005, 51/1992/004 and 51/1887/001. The application therefore dates back 18 years. Over that time policies have changed and if the application were to be considered in the light of the current policies I would make the following comments:- Burrowbridge has a level of local services comprising a primary school, village hall, public house and church, but no shop or post office. Whilst there is a bus service several times a day, occupiers of the new development would likely 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 given in PPG13 and RPG10, and to the provisions of policies STR1 and STR6 of the Somerset and Exmoor National Park Joint Structure Plan Review (Adopted April 2000). The current application lacks a drawing showing the proposed access and parking to a recognized scale. The "Location Plan" appears to be a reduction of the 1:500 plan that accompanied the previous application 51/2000/014. Whilst the proposed double garage might be of sufficient size to park two cars the access is extremely tight with no turning area. The poor drive alignment would therefore lead to drivers choosing to park on the highway and increase the likelihood of drivers reversing out onto the Classified Un-numbered highway. The visibility from the proposed access as indicated would be extremely sub-standard due to lack of visibility splays (the highway advice to application 51/1987 recommended visibility splays). The existing dwelling to the south is shown to have car parking by a double garage adjoining the one proposed for the new dwelling. Whilst the turning of vehicles would be easier, the same concerns over the access would apply to that property. The shared use of the substandard drive would also increase the likelihood of opposing vehicles meeting with farther increased likelihood of vehicles reversing out onto the highway. A recent site visit showed that the building to the west is currently being rebuilt. It is not clear what access

is to be used for that building. The proposal appears to indicate a pedestrian access using the shared pedestrian/vehicular access for the other two properties. The plan implies this drive is to be bounded by walls. Unless of a low height there will be pedestrian/vehicular conflict. Given the above concerns based upon current policies I would have to recommend refusal for the following reasons:- 1. The submitted plans are not of sufficient quality and accuracy to enable the Local Planning Authority to make a full assessment of the traffic impact of this proposal. 2. The proposed development would be located where it is remote from adequate services, employment, education, public transport, etc, and will therefore increase the need for journeys to be made by private vehicles which is non-sustainable and in conflict with advice given in PPG13 and Policy STR1 of the Somerset and Exmoor National Park Joint Structure Plan Review. 3. The proposed access to the properties does not incorporate the necessary visibility splays which are essential in the interests of highway safety. 4. The proposal does not incorporate adequate passing facilities to enable vehicles to pass each other clear of the highway which is essential for highway safety. 5. The proposal does not incorporate adequate turning facilities to enable a vehicle to enter and leave the highway in forward gear which is essential to highway safety. WESSEX WATER recommends note. DRAINAGE BOARD there seems no reason in this case to make a comment on behalf of the drainage board. ENVIRONMENT AGENCY no response received.

DRAINAGE OFFICER recommends notes.

PARISH COUNCIL supports the proposal.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1 and S2 seek to safeguard, inter alia, visual and residential amenity and road safety. Policy H2 accepts development within defined settlement limits subject to compliance with criteria. Policy EN6 seeks to safeguard trees, and Policy EN25 seeks to ensure that development does not harm the water environment.

ASSESSMENT

The site is inside the settlement limit of Burrowbridge and therefore the proposal is clearly acceptable in principle. Permission has also already been granted on a number of occasions and the proposal merely seeks a renewal of an earlier application. In addition, development of an adjoining barn conversion, which forms a part of an earlier application, is well advanced, and should the applicant decide to revert to this earlier application, in terms of building a slightly differently designed new dwellinghouse, then permission would not be required because of the commencement of development. The conclusion to be drawn is that the objection raised by the County Highway Authority is unreasonable, particularly given that the highway issues to be addressed are the same as those relating to the previous permission 51/2000/014, and against which the County Highway Authority raised no objection. Accordingly, it is considered that there is no reasonable alternative but to recommend that the permission be renewed. In addition to this, the applicant has advised that he is prepared to accept a condition ensuring better turning facilities, thus resolving one of the Highway Authority concerns.

RECOMMENDATION

Permission be GRANTED subject to conditions of time, materials, landscaping, removal of PD rights, demolition of part of adjoining farmhouse to be carried out before occupation of the new dwelling, trees to be retained, new access not to be used before completion of development, existing access to be blocked up, full details of the new driveway to be agreed, and drainage details.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect visual or residential amenity or road safety, and therefore does not conflict with Taunton Deane Local Plan Policies S1, S2 or H2.

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: