

PHILIP ST C MASON

ERECTION OF 2 NO. DWELLINGS AND FORMATION OF ACCESS, FARTHING DOWN, HOLYWELL LAKE, WELLINGTON AS AMENDED BY LETTER DATED 22ND JULY, 2002 WITH ACCOMPANYING PLANS

10640/20480

FULL PERMISSION

PROPOSAL

The Committee granted a previous planning permission in March 2001 for the erection of two dwellings on the site. That scheme provided for a pair of semi-detached dwellings with garages on the outer ends. The current proposal provides for the erection of a pair of detached houses with integral garages. The site was previously used for the parking of two cattle haulage lorries. The site is surrounded on all sides by residential properties, including the other side of Farthing Down. Four-bedroom accommodation is proposed for both dwellings. Materials are to be rendered walls with slate roofs. The site level is to be reduced by 1 m in height.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the site is located within the village of Holywell Lake, on a section of unclassified highway some distance from the nearest settlement of Wellington. The site is remote from adequate services, facilities, education or employment opportunities, etc and the village is only served one day a week by bus. As a result the occupants of the proposed dwellings would be solely dependent on private vehicles for their daily needs. Accordingly consider the development to be contrary to policies STR1 and STR6 of the Somerset & Exmoor National Park Joint Structure Plan Review, and to advice contained within PPG13 and RPG10. Therefore recommend refusal of the application for these reasons. WESSEX WATER the development is located within a foul sewered area, points of connection for disposal of foul flows and water supply need to be agreed.

ENVIRONMENTAL HEALTH OFFICER requests contaminated land remediation certificate due to the possibility of contaminated land. DRAINAGE OFFICER no objection.

PARISH COUNCIL the proposal may not be appropriate as other properties are bungalows; the new siting would look better than before; other residents do not wish to be overlooked if there are houses built.

FOUR LETTERS OF OBJECTION the height of the buildings is excessive for the surrounding countryside; bungalows would be more in keeping with the situation particularly as the other buildings at this altitude are all bungalows; now facing so that they will overlook neighbouring properties; plans are flawed in their represented dimensions; corner of site 14 m above adjacent garage is unstable; partially complete road widening scheme should not be abandoned at this point, so avoiding leaving a

large lump sticking out into the road; question whether water run-off from the site will add to winter flooding problems nearby; the building on plot 1 will be very close to the proposed retaining wall and therefore query safety of the latter; building or landscaping could impose extra force on adjacent garage; compared to the previous permission, the current proposal puts the garage away from the road and so brings the closer to the edge of the plot, making it more intrusive in terms of overlooking and loss of privacy; developer should be asked to replace hedge on the roadside boundary.

POLICY CONTEXT

Policy STR1 of the County Structure Plan contains criteria for sustainable development, including one that development should develop a pattern of land use and transport which minimises the length of journeys and the need to travel and maximises the potential for the use of public transport, cycling and walking. Policy STR6 of the same plan states that development outside towns, rural centres and villages should be strictly controlled and restricted to that which benefits economic activity, maintains or enhances the environment and does not foster growth in the need to travel. Holywell Lake is no longer a classified settlement. Policy WD/SP/2 of the West Deane Local Plan states that outside defined settlement limits, development will not be permitted unless it is for the purposes of agriculture or forestry or accords with a specific development plan policy or proposal. Policy S1 of the emerging Taunton Deane Local Plan covers general requirements, including one requiring that the accessibility of the development by public transport, cycling and pedestrian networks would be consistent with its likely trip generation and minimising the need to use the car. Policy S8 of the same plan states that outside defined settlement limits, new building will not be permitted unless it maintains or enhances the environmental quality and landscape character of the area meets certain criteria.

ASSESSMENT

Holywell Lake is no longer a classified settlement. However, the site has a previous commercial use for the parking of two cattle haulage lorries and is surrounded by existing residential properties. A previous planning application for two dwellings was also granted last year. I therefore consider that the principle of residential development is appropriate. I consider that the design of the proposed dwellings is in keeping with the area. With the angle of the proposed dwellings in relation to other nearby dwellings and the distances involved, I do not consider that there will be an unacceptable overlooking situation. With the reduction in ground level, the height of the proposed dwellings in relation to Farthing Down and the other surrounding dwellings will be less than that proposed on the previously approved dwellings. The amended plans sought simplify the designs of the proposed dwellings.

RECOMMENDATION

Subject to the receipt of no further representations raising new issues on the amended plans by the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of materials, landscaping, details of trees to be retained, retention/protection of trees, no

service trenches beneath trees, no felling/lopping, walls/fences, access to be provided before any other work commences, hard surfacing of access, access gradient no greater than 1 in 10, visibility splay, parking, turning, ground level meter boxes, removal of GPDO rights for means of enclosure in front of dwellings, reduction in ground levels and contaminated land remediation condition. Notes re disabled access, energy/water conservation, soakaways in accordance with Building Research Digest 365, contact Wessex Water and contaminated land.

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

CONTACT OFFICER: 356461 MR J HAMER

NOTES: