

**NORTH SOMERSET COUNCIL
DELEGATED PLANNING APPLICATION
REPORT SHEET**

Target Date: 22 November 2017
Extended date:

Application No. 17/P/2278/O **Application Type:** Outline Planning Permission
Proposal: Outline application for the erection of a single dwellinghouse and garage, with matters of access and layout to be considered. Matters of appearance, landscaping, and scale reserved for subsequent approval
Location: Land Adjacent to RIVERMEAD, Purn Way, Bleadon, Weston-super-Mare, BS24 0QF

Planning History/Background – most recent applications

No previous planning history on the site.

Monitoring Details (if applicable)

1 four bedroom dwelling.

Policy Framework

The site is affected by the following constraints:

- Outside the settlement boundary for Bleadon.

The Development Plan

North Somerset Core Strategy (NSCS) (adopted January 2017)

The following policies are particularly relevant to this proposal:

Policy Ref	Policy heading
CS2	Delivering sustainable design and construction
CS10	Transport and movement
CS11	Parking
CS12	Achieving high quality design and place making
CS33	Smaller settlements and countryside

The Sites and Policies Plan Part 1: Development Management Policies (adopted July 2016)

The following policies are particularly relevant to this proposal:

Policy	Policy heading
DM24	Safety, traffic and provision of infrastructure etc associated with development
DM25	Public rights of way, pedestrian and cycle access
DM28	Parking standards
DM32	High quality design and place making

Other material policy guidance

National Planning Policy Framework (NPPF) (March 2012)

The following is particularly relevant to this proposal:

Section No	Section heading
6	Delivering a wide choice of high quality homes
7	Requiring good design

Supplementary Planning Documents (SPD) and Development Plan Documents (DPD)

- Residential Design Guide (RDG1) Section 1: Protecting living conditions of neighbours SPD (adopted January 2013)
- Residential Design Guide (RDG2) Section 2: Appearance and character of house extensions and alterations (adopted April 2014)
- North Somerset Parking Standards SPD (adopted November 2013)

Consultation Summary

Copies of representations received can be viewed on the council's website. This report contains summaries only.

Parish/Town Comments

Bleadon Parish Council agreed to object to the planning application for the following reasons:

Access - The current layout and plan would not accommodate refuse collection vehicles and fire appliances. The block plan layout does not indicate a satisfactory layout to accommodate three vehicles.

High visual impact to the area - Public footpath is enjoyed by Parishioners and visitors to the village, the views from within the village will be spoiled and lose its attraction for walkers and visitors.

Wildlife and ecology impact - Detrimental effect on the flora/fauna and wildlife within the area.

Safety - There is a single track/pathway of which there is public right of way for pedestrians via the footpath which links one end of the village to the other. This is a popular and highly used footpath. An increase in road traffic would be hazardous / dangerous for users.

Settlement Boundary - this application is outside of the settlement boundary.

Neighbour's Views

11 comments received, 2 from one objector and 3 from one objector, the principal planning points made are as follows:

- The site is outside the settlement boundary
- Extra strain on existing sewage system
- The access is inadequate for refuse and larger vehicles to access
- Surface water will increase
- Disruption and damage to highway during construction

- The site is not in a sustainable location
- Impact on biodiversity
- Loss of views into the countryside
- Development will set a precedent
- Would adversely effect the rural character of the village
- Light pollution
- Adverse impact on highway safety
- Dispute over the ownership of the access lane

Conclusions

This application is in outline; only matters of access and layout are being considered all other matters are reserved for future determination. However, illustrative plans show how the dwelling and garage and how the access could be accommodated.

The principle of development

In principle the erection of a dwelling in the countryside is not acceptable however, residential policy should be read in the context of the lack of an agreed 5 Year Housing Land supply. Although the Core Strategy has been adopted, North Somerset Council still does not have an agreed 5 Year supply for housing land. This affects the weight that is given to residential policies that are within the Core Strategy. Consequently, the residential policies of the Core Strategy are considered to be out-of-date. In Para.14 of the NPPF, when a development plan is absent, silent or relevant policies are out of date, it advises that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework.

Therefore it has to be assessed whether the proposal is considered to be sustainable development. In terms of location the site is located on the edge of the settlement boundary and adjacent to the built up area of Bleadon. The site sits between existing residential properties. As the proposal is in close proximity of the existing settlement of Bleadon it is accessible to local services and facilities. Therefore the site is considered to be in a sustainable location.

Character and appearance

Although the site is currently a green field it sits between two residential properties, to the south are a row of dwellings. Due to being close to the built up village of Bleadon a building in this location would not be considered to be out of character with its surroundings. The property is also set back from the highway similar to neighbouring dwellings and therefore follows the pattern of development on the north side of the lane. It is also proposed to plant native hedging around the site which would help screen the development and compliment the existing green area to the north, this shall be conditioned under landscaping conditions. The footprint of the proposed dwelling is proportionate within the plot and is considered to be acceptable.

As this application is for outline all other matters related to character and appearance of the proposed dwelling are reserved for future determination.

Therefore the proposal would not unacceptably harm the character of its surroundings. In this respect, the proposal complies with policy CS12 of the Core Strategy and policy DM32 of the Sites and Policies Plan (Part 1).

Parking and highway safety

Comments from the council's highways officer are as follows:

The applicant is proposing to construct a single dwelling house and garage, with matters of access and layout to be considered. Matters of appearance, landscaping, and scale reserved for subsequent approval. Access is proposed to be via an existing 100m long section of Purn Way which is privately owned and is also a public footpath.

Traffic Generation

Dwellings of this size in this location are likely to generate 6-8 vehicle movements a day. This level of additional traffic is unlikely to cause a significant effect on the on local highway conditions.

Parking

Local residential car parking standards are set out in the North Somerset Parking Standards SPD and outline the minimum required number of car parking spaces for residential development, specifying 3 parking spaces for a property with 4 or more bedrooms. Furthermore, Policy CS11 of the Adopted Core Strategy states that adequate parking must be provided and managed to meet the needs of anticipated users (residents, workers and visitors) in usable spaces.

There is sufficient space within the curtilage of the site to accommodate 3 vehicles, however the block plan does not indicate a satisfactory layout. The parking standards SPD requires double garages to be 7m long and 5.5m wide, the proposed garage is significantly smaller than this. The layout does not indicate where a third parking space would be accommodated whilst maintaining turning space within the site.

Access

The applicant has now submitted an amended block plan (Drawing no. PL3849 /2A). The double garage has been enlarged and now meets the dimensions recommended, and an additional parking space has been added on the driveway. The drawing indicates the swept path of a car and refuse vehicle turning in the driveway and this is satisfactory. It is also taken into account that there are other dwelling with accesses off this track that would currently require access for refuse and emergency vehicles. Although existing the access track is not built to current adoptable standards highways would not sustain an objection solely on this basis.

Therefore on-site parking provision is adequate and complies with the standards set out in the North Somerset Parking Standards SPD. The proposal is therefore in accordance with policies DM24, DM28 and DM38 of the Sites and Policies Plan (Part 1).

Setting of Listed Building

The proposal does not affect the setting of any listed buildings.

Drainage

Concerns have been raised over drainage, however the site is not within a flood zone and neither is it considered to be in an area that is vulnerable to surface water flooding. Other matters such as drain capacity and connections are covered by other legislation.

Protected species

The site is not within any designated wildlife areas therefore the proposal is unlikely to affect any protected species.

Other matters

Other matters have been raised by consultees, namely loss of views, however such matters carry very little weight in the determination of planning applications. Other issues have also been raised such as precedence, however each planning application is assessed on its own merits.

Other matters have been raised by consultees, namely disturbance during construction, and sewage connections.. However such matters are dealt with by other legislation.

Correspondence has been received disputing the ownership of the lane, the council has investigated this issue and the applicant has confirmed they have signed the correct certificate. Any further ownership disputes is a private matter and not a planning issue.

Recommendations

APPROVE subject to conditions (see draft decision for conditions).

Reason for Overriding Parish Council comments (if appropriate)

see report.

In recommending this application, I have taken into consideration the relevant policies of the Development Plan and the comments made by the consultees and other interested parties and the:

- Natural Environment and Rural Communities (NERC) Act 2006
- Crime and Disorder Act 1998
- Human Rights Act 1998.

Signed: ...Raheel Mahmood