

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

**Target Date:** 11th August 2009

**Application No.** 09/P/1053/RM      **Application Type:** Reserved Matters application

**Case Officer:** Ms A Norris

**Proposal:** Submission of Reserved Matters for access, appearance, landscaping, layout & scale for erection of a dwelling pursuant to Outline approval 07/P/1047/O.

**Location:** 18 Trelawn Close, St Georges, Somerset, BS22 7XW

**Planning History/Background**

08/P/2532/RM: Submission of Reserved matters for access, appearance, landscaping, layout & scale for erection of a dwelling pursuant to Outline approval 07/P/1047/O – Withdrawn

07/P/1047/O: Outline Planning Application for the erection of a dwelling with all matters reserved for subsequent approval – Approved

41357/1: Erection of 8 bungalows etc – Approved

41357: Development for residential – Approved

**Monitoring Details (if applicable)**

2-bed dwelling

**Policy Framework**

North Somerset Replacement Local Plan – Policies GDP/3, H/7, T/6 & T/10

**Affordable Housing (if applicable)**

(If solely affordable site, please indicate)

N/A

**Consultation Summary**

Environment Agency: Not consulted on Outline Application (07/P/1047/O). Site is in Flood Zone 3 - should have been subject to Sequential and Exception Tests, but as principle of development accepted, comment on details rather than principle. Same floor level as existing dwelling been retained However, finished floor levels should be set at 0.6m above existing site levels. Flood resilient techniques of construction should be provided. Details of an evacuation plan for the site should be provided.

Streets & Open Spaces (Drainage): Request following condition if approved:

No development shall be commenced until Drainage details are submitted and approved to the satisfaction of the Local Planning Authority.

The West Mendip Internal Drainage Board should be consulted for their comments.

**St Georges Parish Council Comments**

None received

**Neighbour's Views**

None received

**Conclusions**

The application site is a triangular plot that is part of the garden of 18 Trelawn Close, on the west side of the dwelling house. It is an end plot in a cul-de-sac of bungalows, adjacent to an electricity substation, in a residential area inside the Weston settlement boundary.

This is a reserved matters application related to outline planning permission granted in 2007. This application deals with matters of layout, access and design. The dwelling would face northwards and would be a dormer bungalow with integral garage. It would have a footprint of 93.6 square metres, and height of 6.5 metres to roof ridge. The new dwelling would have a floor area of 105 square metres over 2 floors and would be 2-bedrooms. There would be rendered walls and brown double roman roof tiles. This is a re-submission of a previous application, which was withdrawn because the design was unacceptable. It has been redesigned so that the eaves height and ridge height are in line with no. 18 Trelawn Close, the neighbouring property, and the rear dormer has been reduced in size.

The principle of sub-dividing the site and erecting a single dwelling house has already been accepted and as such a sequential test is not relevant at this stage. Highways were satisfied with the access arrangements, the parking provision and manoeuvring area. This application deals with details of the development. The development has been designed as a dormer bungalow with a gable-end.

Condition 4 of the outline planning permission states that the dwelling should be in the "form" of a single storey construction. "Form" is defined as the external appearance or shape and the proposed dwelling does have the "form" of a single storey dwelling although it has rooms on the first floor within the roof space. As such it is considered that the shape/massing of the proposed dwelling complies with condition 4 of the outline planning permission.

Whilst the immediate neighbour no. 18 Trelawn Close is a single-storey bungalow with a hip roof, in the cul-de-sac there are a number of gable-end bungalows and many have dormers. Thus the design is acceptable and considered an improvement on the previous proposal. It was considered that the original design of the dwelling was unacceptable due to the height of its roof ridge, 0.5 metres above the neighbouring property of no.18. However, the reduction of the height of the roof ridge to the neighbouring property would compromise the requirements of the Environment Agency who require a 0.6 minimum floor level above datum. Given the need to reduce flood risk, in a flood zone, it has been accepted that the roof ridge would need to be above that of its neighbour. As the new proposal is a substantial improvement in design and as an end property could be considered in design terms a 'bookend', it is considered that a roof ridge of 0.4 metres above its neighbour would not stand out in the street scene, and would not jar with that of surrounding properties. As such the amended plans are considered acceptable, and that the proposal would be in keeping with the character of surrounding properties.

As the dwelling would be set back from no. 18 Trelawn Close, and that property has no flank windows, there would be no issues of overlooking. Additionally, the existing garage at no. 18 would screen the property from any over looking of the garden. On the west side there is an electricity substation, and on the south side to the rear there is a play area, so there are no dwellings. To the north is a private road serving the sub-station, but opposite is no. 16, Trelawn Close, where a lounge window faces the site. Given that there would be no first floor window facing northwards there would be minimum overlooking.

It is considered that the proposal is acceptable

### **Recommendations**

(Including consideration of the Natural Environment and Rural Communities (NERC) Act 2006 & the Crime and Disorder Act 1998)

*See decision notice for conditions/reasons*

APPROVE subject to the following conditions

**Reason for Overriding Parish Council comments (if appropriate)**

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: ..... *AJN* .....

Dated: ..... *27/8/09* .....

Authorised by: ..... *J* .....

Dated: ..... *27/8/09* .....