

Development Management
Development and Environment
North Somerset Council
Post Point 15
Town Hall
Weston-super-Mare
BS23 1UJ

Our ref: PR01804
Date: 20th May 2021

Sent via e-mail

Dear Sir/Madam,

Town and Country Planning Act 1990
Land to south of 88 Teignmouth Road, Clevedon BS21 6DR
Erection of a detached dwelling

I write on behalf of my client, Mr Jeremy Wadley, to apply for full planning permission for the erection of a new dwellinghouse, following demolition of the existing garage and metal outbuilding. I attach the following documents as part of this application:

- Application forms and certificates;
- Drawing no. 3902.PL.01 – site location plan;
- Drawing no. 3902.PL.02 Rev. A – existing and proposed block plans;
- Drawing no. 3902.PL.03 – existing site plan;
- Drawing no. 3902.PL.04 Rev. D – proposed floor plans and elevations;
- Drawing no. 3902.PL.05 Rev. A – proposed site plan;
- Energy statement;
- Flood risk assessment; and
- Sequential and exceptions test.

Site and planning history

The site is located in Clevedon, within the defined settlement boundary, where new residential development is acceptable in principle.

Teignmouth Road is a large residential road running parallel with Old Street (B3124), one of the main routes into the town centre. The town centre boundary commences at the western end of the road. At the eastern end, where the site is located, the properties (circa 1960s) are laid out in a Radburn estate-style, with terraced houses either side of pedestrian footpath spurs from Teignmouth Road.

88 Teignmouth Road is an end-terraced property, and the application site lies to the south of the property. It is on a separate Title Registry Plan to the dwelling, though used informally by the current tenants of 88 Teignmouth Road for parking. It comprises an area of hardstanding and amenity grass, with a vehicular access from Seymour Close, a cul-de-sac to the south of Teignmouth Road. The site lies adjacent to the turning head of the close. A detached garage at one point occupied the site; this was demolished circa 15 years ago. This was granted under a separate consent from the dwelling house (Ref: 508/77). A closed timber board fence runs along the southern boundary, adjacent to the entrance footpath to 11-15 Seymour Close (and within the ownership of these properties). A chain link fence runs along the eastern boundary (fronting Seymour Close), with additional timber board fencing to the northern and western boundaries (the former separating the site from the rear garden of 88 Teignmouth Road).

The site has been the subject of a number of planning applications, since 1998, for a new dwelling (and one for a two-storey extension). These are as follows:

- 0704/89 - Erection of two storey dwelling adjoining existing terrace of houses with a bank of two garages on far side of site. Refused
- 98/2532 - Remove existing garage, erect new dwelling with integral garage plus replacement garaging. Refused
- 06/P/1327/O - Erection of a four bed detached house with garage (outline). Refused
- 08/P/0480/O - Outline application for the erection of a detached house with all matters reserved for subsequent approval. Refused
- 10/P/2088/F - Erection of a two storey side extension. Approved
- 11/P/2000/F - Erection of a two storey end of terrace dwelling. Refused

The most recent application was refused due to the failure to satisfy the Sequential Test to demonstrate that no suitable sites at lower risk of flooding were available. As a result, the Exceptions Test was not carried out. However, it was not demonstrated that the proposal would provide wider sustainability benefits to outweigh the risk of flooding.

Designations

The site is located in Flood Zone 3 (High Probability) but benefits from flood defenses and is deemed to be at low risk of flooding as a result. Consequently, the application is supported by a Flood Risk Assessment, a Sequential Test, and an Exceptions Test.

It is not within a Conservation Area or near any listed buildings, and there are no Tree Preservation Orders affecting the site or adjoining land.

The site is however within North Somerset and Mendip Bats SAC Consultation Zone C. The site adjoins the Teignmouth Road Local Green Space, to the rear.

Proposal

The application seeks full planning consent for the erection of a two-storey detached house with two off-street parking spaces. Two-off street parking spaces are also proposed to the existing dwelling.

The house has been designed to appear in keeping with the existing houses on Teignmouth Road.

No windows are proposed to the side elevations. Internally, the dwelling would measure 90sqm, with one double bedroom (12.7sqm), and two single bedrooms (9.7sqm and 7.5sqm) at first floor level. And a through-lounge/kitchen at ground floor level. This would exceed the National Space Standards requirement of 84sqm for a 3 bed, 4-person dwelling.

There are existing 1.8m high close boarded fences along the side and rear boundaries. It is proposed to plant soft landscaping alongside these to provide biodiversity net gain. A native species hedgerow is therefore proposed to the front and side boundaries of the property comprising Hawthorn (*Crataegus monogyna*), Alder (*Alnus glutinosa*), Bird Cherry (*Prunus padus*), Hazel (*Corylus avellana*) and Holly (*Ilex aquifolium*), which would provide nesting opportunities for birds and food for wildlife and pollinators throughout the year.

Further planting is proposed within the front garden, which would include a mix of clematis cirrhosa, helleborus x hybridus, hederia helix, verbena bonariensis, hebe, lonicera fragrantissima, lavender and rosemary. These species have been chosen to provide year-round flowering and pollen.

Refuse and recycling storage is proposed within the side garden (screened by planting), with a cycle storage shed in the rear garden. The rear garden itself would measure 56sqm.

Planning analysis

The previous application was assessed against the previous Local Plan, and the draft Residential Design Guide, which has since been adopted. Whilst a new Local Plan has since been adopted, the general policies and principles with regards to infill development in existing residential areas remain broadly similar.

As part of that application, the principle of development was deemed acceptable, the scale and design were found to be in keeping, and no harmful impact on neighbours was identified. The sole objection related to flood risk, and this is addressed below.

Principle

The creation of a new dwelling in this location, being within Clevedon's defined settlement boundary, accords with the adopted spatial strategy set out in the Core Strategy (Policies CS1, CS14 and CS31).

The principle of development for housing in strategic terms is therefore acceptable.

Flood risk

A new Sequential Test accompanies this application, which confirms that there are no sequentially preferable sites reasonably available within the Clevedon settlement boundary.

With regards to the Exceptions Test, the current scheme is accompanied by a Flood Risk Assessment, which confirms that the proposal could be made safe from flooding for the lifetime of the development, with flood resilient construction methods proposed, and safe refuse at first floor level, above the 1-in-200 year undefended scenario.

The site is not at risk from flooding in the defended scenario. The node data confirms that the site is not at risk from fluvial flooding in the 1:100 year scenario with 20% climate change allowance (predicted to peak at 5.21mAOD, almost 2 metres below the proposed finished floor level). The primary risk therefore is coastal inundation following a breach of the strategic sea defences. In the undefended scenario, the maximum level for the 1-in-200 year event is

8.53mAOD. The first floor level has been set at 9.9mAOD, thereby providing safe refuge in the event of a breach.

Turning next to the wider sustainability benefits, this is largely achieved through the provision of additional landscaping and planting, which would help achieve an overall net gain for biodiversity which would provide some wider sustainability benefits to the local community. The proposal would also provide bird and bat boxes, and a soakaway to the hardstanding, to reduce surface water run-off. The increase in landscaping around the site would also enhance the visual amenity of the area; the site is an overgrown plot of land partitioned from 88 Teignmouth Road, with unattractive chain link fencing to the front. For these reasons, paragraph 160a of the NPPF is considered to have been met.

Character and appearance

Policy DM37 permits new dwellings in predominantly residential areas where it would, inter alia, respect the existing streetscene, provide appropriate garden and plot sizes, and the design, form and materials are in keeping.

In terms of the current application, the only significant change is a revision from an attached house to a detached house. This would allow 88 Teignmouth Road to retain access to their rear garden, and would result in the proposed dwelling moving 890mm closer to the side boundary (reducing the gap from 7.15m to 6.26m). This is considered to have no greater, or harmful, impact on the character of the area.

It is worth noting that the application site was not formally part of 88 Teignmouth Road, and does not constitute sub-division of the plot as such. Notwithstanding, the application site measures 217sqm, which is slightly larger than 88 itself (210sqm), and larger than the remaining plots in the terrace (circa 160sqm). The enclosed rear garden, at 56sqm, is smaller than that at 88 (84sqm), but comparable with the remaining rear gardens in the terrace (generally between 50 and 60sqm). As such, there would be no conflict with DM37 in terms of character and appearance.

Residential amenity

Policy DM37 also requires new development to respect the living conditions of occupants and neighbours.

The proposed dwelling would provide two double bedrooms at first-floor level, together with a study, and at 90sqm, would exceed the 79sqm National Space Standard requirement for a two-bedroom, four-person dwelling. The through-lounge/kitchen would be dual-aspect with a good outlook and natural day/sunlight.

The proposed dwelling would be sited 16 metres to the north of the properties on Seymour Close, and as such, would not result in overshadowing or appear overbearing.

No side windows are proposed and consequently there would be no loss of privacy for the neighbouring property. As such, there would be no unacceptable impacts on neighbouring properties, and the proposal is policy compliant in this regard.

Parking and Highway Safety

The site is accessible by non-car modes by virtue of its location within the town, with the defined town centre within 400 metres, with bus stops on Old Street within 200 metres. Secure and fully enclosed cycle storage is proposed to encourage bike travel.

The scheme proposes two car parking spaces for the proposed dwelling, in accordance with the adopted parking standards. Given that the existing occupants of 88 Teignmouth Road use the site informally for parking, two parking spaces are proposed within the front garden of the existing dwelling.

It is considered that there would be no harm to road safety within the cul-de-sac, as a result of the proposed driveway, in view of the very low level of vehicular movements and good visibility. The formalising of the parking arrangements would also help discourage parking within the turning head.

The scheme is thus in accordance with Policy DM24.

Renewable Energy

A fabric-first approach has been taken to maximise the energy efficiency of the building. However, the proposal would meet the Policy CS2 requirement to deliver 10% of the building's predicted energy use from renewable sources (in this case, photo-voltaic cells). This would equate to a total of 3 panels of approximately 1650mm x 1000mm. These are indicated on the submitted elevations and roof plan. An electrical charging point can be provided for one of the parking spaces.

Conclusion

The proposal would make a contribution towards Clevedon's windfall housing, as part of the Council's strategy for re-establishing a 5-year housing land supply. When compared with previously refused applications on the site, the Sequential Test is considered to adequately demonstrate that there are no sites available in Clevedon at a lesser risk from flooding. The soft landscaping scheme proposed, which seeks to provide year-round nesting and foraging opportunities for wildlife, and to achieve biodiversity net gain, plus visual enhancement. This, together with previously identified wider benefits to the community (additional housing, re-use of a redundant site), are deemed to represent wider sustainability benefits to the local community which would outweigh the flood risks.

The fee of £462 has been paid via the Planning Portal. If you have any further queries, then please do not hesitate to contact me.

Yours faithfully,

Stokes Morgan Planning Ltd