

PLANNING STATEMENT

/Removal of Condition 1 (Plans List) of permission 2018/2722/REM (Reserved matters application for the erection of 16 dwellings together with ancillary buildings and highway works addressing all reserved matters: Access, Appearance, Landscaping, Layout, and Scale (amended plans received, including revised layout).

Land to the west of Date Palms Ltd., Ham Street, Baltonsborough, Somerset BA6 8NY

Introduction

This S.73 application is submitted to vary condition 2 (approved plans) of reserved matters approval 2018/2722/REM. This development already has outline and reserved matters planning approval and, therefore, the principle of residential development is established. This application seeks minor amendments to the previously permitted development for alterations to the plot floor plans, elevations & site layout of Plots 37-52 to enhance the character of the development and living conditions to future occupants.

The Proposal

This application seeks to make alterations to the plans, elevations & external works of Plots 6-36. The changes to these plots are as listed below:

Site Layout

- Parking configurations revised for plots 42-45
- Plot 46 & garage footprint locations moved North East
- Plot 47 footprint size increased.
- Plots 47-50 parking layout revised

Plots 37-41

- North elevation plots 37, 38, 40 & 41 changed from brick/ render to natural stone.
- Front elevation porches changed from pitched roof to lean to canopies.
- Brick arches omitted & replaced with natural stone lintels.
- East & West elevation ground floor windows omitted.
- Plots 37 & 38 dormers above windows omitted. Eaves raised to match Plots 40 & 41
- South Elevation Plots 40 & 41 changed from brickwork to render.
- Plot 39 quoins omitted & replaced with natural stone.
- Front elevation front door sidelights omitted.
- Water tabling to Plot 39 omitted.

Plots 42-45

- Stone plinth omitted.
- Plots 42-44 changed to render.
- Rear elevation changed from render to brick.
- Front elevation door sidelights omitted.
- Front elevation porch sizes scaled down.

- Rear elevation ground floor french doors & window omitted with single pair of bifold doors.
- Dormer windows to rear elevation omitted and replaced with windows in external wall.

- Dormers above windows on front elevation omitted.
- Velux windows to rear elevation omitted and replaced with windows in external wall.
- Eaves height raised 450mm.
- Chimneys omitted.

Plot 46

- Front elevation changed from render to natural stone
- Quoins omitted.
- Brick plinth omitted.
- Front elevation windows increased in width & height.
- Front porch omitted and replaced with cast stone door surround.
- Rear elevation window between doors omitted.

Plots 47-50

- Front elevation changed to all be natural stone.
- South elevation changed from brick to render.
- East Elevation changed to all render.
- Brickwork plinth omitted.
- Side elevation small windows at gable level omitted.
- Rear elevation brick arch window heads omitted.
- Ground floor maisonette entrance door moved to North Elevation.
- Long porch covering front elevation omitted and replaced with individual plot porches.
- Ground floor oriel window omitted.

Plots 51-52

- East, South & West elevations changed from render to natural stone.
- Stone plinth omitted.
- Lean to porch omitted & replaced with individual timber porches & brick walls.
- Brick arch window heads omitted and replaced with natural stone lintels.
- Cast stone window cills added.
- Side Elevation small windows at loft level omitted.

Planning Policy

The Development Plan comprises the Mendip District Local Plan Parts I and II. The most relevant to the proposal are set out below:

Mendip District Local Plan Part 1: Strategy and Policies (2014)

- Policy DP1: Local Identity and Distinctiveness
- Policy DP7: Design and Amenity of New Development

Discussion and Conclusions

The proposed alterations to the previously approved development do not have an impact on the surrounding local context. The overall density, scale and general character of the development remains fundamentally unaltered.

The proposed alterations to Plots 7 – 13 maintain the overall character of the development and the contribution made to local identity and distinctiveness. There will be no harm to residential amenity by virtue of overlooking, loss of light or overbearing impact.

Accordingly, the changes sought remain compliant with Policies DP1 and DP7 of the Development Plan and it is respectfully contended that planning permission ought to be granted.