

BINEGAR PARISH COUNCIL

Application: **2015/0500/OTS**
Proposal: Outline permission for access and layout for construction of a dwelling and integral garage.
Location: Land at No. 5 Dalleston, Turner's Court Lane, BA3 4UD
Applicants: Mr A Thatcher
Type: Outline – some matters reserved

The Parish Council considered this application at its 7 April 2015 meeting and reached the following decision:

Binegar Parish Council recommends refusal of permission

This application technically falls to Emborough Parish. The site of the proposed development, however, is just 10m away from Binegar Parish boundary and Dalleston is, for all practical purposes, part of Binegar. That is the basis of Binegar Parish Council's response.

The Council noted that an extraordinary session of the Emborough Parish Meeting was called to consider this application. The applicant's agent attended to present the proposal. Following discussion, the large meeting unanimously recommended refusal.

Binegar Parish Council supports the recommendation of the Emborough Parish Meeting.

The Council believes that this proposal is not consistent with Mendip Spatial Strategy, policy CP1 and *Design and Amenity of New Development*, policy DP7.

Within the spacious context of Dalleston's architecture, this proposal will appear cramped. The house will be hard against its boundaries on two sides. The house and vehicle areas occupy more than two-thirds of the site leaving only a small garden. An 1800mm (6 foot) fence will bound the garden to the South, making much of it shady.

This proposal takes away two thirds of the garden of No. 5 Dalleston. The private garden to the rear of No. 5 Dalleston shrinks from an average of 19m length to 5m. It will be in the shade of the house for most of the day.

The cramped insertion of a house in the back garden of No. 5 Dalleston will be readily visible from the public domain. This warrants refusal.

The proposed house is a substantial family home as is No. 5 Dalleston. Future occupants will not, by virtue of the modest, shaded gardens, be afforded a reasonable living environment. This warrants refusal.

The house is not of a scale, mass and form appropriate to the local context. In order to demonstrate neighbours' amenity is protected, the plan shows a house with no windows on two sides. It is inconceivable that a substantial, three-bedroom family home can be built to the standards of DP7 with no windows on two sides. Future occupants will not, by virtue of this constraint, be afforded a reasonable living environment. This warrants refusal.

Dalleston (the road) opens off Turner's Court Lane. It is very narrow for the length of the back gardens of No. 4 Dalleston (to the left) and No. 5 Dalleston (to the right). This neck of the road is effectively single track. The Council is concerned that the development will double vehicle parking and movements at this narrow neck of Dalleston. The proposal jeopardises safe and satisfactory provision for emergency vehicles, servicing and other users contrary to policy DP9 (transport impact of new development). This warrants refusal.

Finally, the Council notes that the applicant claims the development is "in-fill" on a "previously developed" (brownfield) site. It concluded both these claims to be misleading. There is no vacant lot to "in-fill" and the *National Planning Policy Framework* does not allow a garden to be defined as a brownfield site.

Diane Abbott
Clerk
Binegar Parish Council
7 April 2015