

BINEGAR PARISH COUNCIL

Application: **2015/0309/FUL**
Proposal: Change of use of garage/store into a detached dwelling.
Location: Land at No. 4 Dalleston, Turner's Court Lane, BA3 4UD
Applicants: Mr L Richards
Type: Full application

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 attended to present the proposal but the large meeting voted to recommended refusal.

Binegar Parish Council supports the conclusion and view of the Emborough Parish Meeting.

The Council believes that this proposal is not consistent with Mendip planning policies.

Within the spacious context of Dalleston's architecture, this proposal will appear cramped. The existing garage/store is part of No. 4 Dalleston and occupies a minor portion of the back garden. The dwelling and vehicle areas will occupy more than three-quarters of this garden. The proposed dwelling then occupies more than three-quarters of its site. This leaves a rear garden comprising a patio and grass area of 6m by 3m each.

This proposal takes away most of the garden of No. 4 Dalleston. The garden to the rear of No. 4 Dalleston shrinks to the existing patio, just 6m in length from the house.

Though there is an existing building, the extension of it to form a dwelling makes a cramped insertion in the back garden of No. 4 Dalleston. This warrants refusal.

The proposed dwelling is a two-bedroom bungalow; No 4 Dalleston is a substantial family house. Future occupants of both dwellings will not, by virtue of the tiny gardens, 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 *National Planning Policy Framework* frowns on housing developments in gardens. This warrants refusal.

Diane Abbott
Clerk
Binegar Parish Council
7 April 2015