



PLANNING COMMITTEE

YOU ARE REQUESTED TO ATTEND A MEETING OF THE PLANNING COMMITTEE TO BE HELD IN THE PRINCIPAL COMMITTEE ROOM, THE DEANE HOUSE, BELVEDERE ROAD, TAUNTON ON WEDNESDAY 21ST APRIL 2004 AT 17:00.

(RESERVE DATE : MONDAY 26TH APRIL 2004 AT 17:00)

AGENDA

1. Apologies
2. Minutes (TO FOLLOW)
3. Public Question Time
4. STAPLEGROVE - 34/2004/012
CHANGE OF USE FROM BARN TO RETAIL OUTLET AT YARDE FARM, NORTON FITZWARREN.
5. STAPLEGROVE - 34/2004/013LB
RE-ROOF, NEW FLOOR, INTERNAL WALLS LINED, EXTERNAL WALLS RENDERED AND CHANGE OF USE TO RETAIL, BARN AT YARDE FARM, NORTON FITZWARREN.
6. TAUNTON - 38/2004/052
ERECTION OF 41 DWELLINGS AND FORMATION OF ACCESS (TOGETHER WITH ACCESS TO ADJACENT DAY NURSERY) ON SITE OF FORMER HIGHWAYS DEPOT, SOUTH STREET, TAUNTON, AS AMENDED BY DRAWINGS ATTACHED TO AGENT'S LETTERS DATED 5TH MARCH 2004 AND 9TH MARCH 2004 AND FURTHER AMENDED BY AGENTS LETTER DATED 2ND APRIL, 2004 WITH ATTACHED DRAWINGS
7. TAUNTON - 38/2004/135
ERECTION OF BUNGALOW AND GARAGE ON LAND TO REAR OF 36/38 GREENWAY CRESCENT AND ERECTION OF GARAGES FOR NOS. 36 AND 38 GREENWAY CRESCENT, TAUNTON
8. TRULL - 42/2004/005
ENLARGEMENT OF EXISTING GARAGE WITH FIRST FLOOR EXTENSION AT 8 ORCHARD CLOSE, TRULL.
9. TRULL - 42/2004/008
ERECTION OF REAR EXTENSION TO FERRING LODGE, 20 TRULL GREEN DRIVE, TAUNTON
10. WEST BUCKLAND - 46/2004/006
USE OF PREMISES (EXISTING AND RECENT BARN CONVERSION) AS CHILDREN'S HOME WITH ATTENDANT EDUCATION, INDEPENDENCE TRAINING ACCOMMODATION SUPPORT, ASSOCIATED ADMINISTRATION OFFICE AND

STAFF TRAINING ASSOCIATED WITH THESE USES, TALAVERA (FORMERLY
MANLEYS FARM/HOUSE), WEST BUCKLAND.

11. COMEYTROWE - 52/2004/011
ERECTION OF SINGLE STOREY FRONT EXTENSION AT 39 NEWBARN PARK
ROAD, COMEYTROWE, TAUNTON.

G P DYKE
Member Services Manager

The Deane House
Belvedere Road
TAUNTON
Somerset

TA1 1HE

13 April 2004

TEA FOR COUNCILLORS WILL BE AVAILABLE FROM 16.45 ONWARDS IN COMMITTEE ROOM NO.2

Planning Committee Members:-

Councillor Mrs Allgrove (Chairman)
Councillor Mrs Hill (Vice-Chairman)
Councillor Beaven
Councillor Bowrah
Councillor Miss Cavill
Councillor Croad
Councillor Denington
Councillor Floyd
The Mayor (Councillor Govier)
Councillor Guerrier
Councillor Henley
Councillor House
Councillor Miss Peppard
Councillor Phillips
Councillor Mrs Smith
Councillor Stuart-Thorn
Councillor Wedderkopp
Councillor Vail

Planning Committee - 31 March 2004

Present: Councillor Mrs Allgrove (Chairman)
Councillor Mrs Hill (Vice-Chairman)
Councillors Beaven, Bowrah, Croad, Denington, Floyd, Guerrier, Henley,
House, Miss Peppard, Mrs Smith, Stuart-Thorn, Vail and Wedderkopp.

Officers: Mr N T Noall (Chief Planning Officer), Mr T Burton (Area Planning Officer (East)), Mr J Hamer (Area Planning Officer (West)), Mrs J Moore (Principal Planning Officer (East)), Mrs J M Jackson (Senior Solicitor) and Mr R Bryant (Review Support Manager).

(The meeting commenced at 5.00 pm).

30. Apologies

The Mayor (Councillor Govier) and Councillors Miss Cavill and Morrell.

31. Minutes

The minutes of the meeting held on 3 March 2004 were taken as read and were signed.

32. Applications for Planning Permission

The Committee received the report of the Chief Planning Officer on applications for planning permission and it was RESOLVED that they be dealt with as follows:-

- (1) That **planning permission be granted** for the undermentioned developments, subject to the standard conditions adopted by Minute No 86/1987 of the former Planning and Development Committee and such further conditions as stated:-

11/2004/003LB

Erection of two storey and single storey extension, replacement timber store/garage, partial removal of wall to provide hardstanding and turning area, Trebles Holford, Seven Ash, Combe Florey.

Conditions

- (a) C002 - time limit - listed building;
- (b) C103A - materials - listed building;
- (c) Prior to commissioning, specific details of all new windows, doors (internal and external) and staircase shall be submitted to, and approved in writing by, the Local Planning Authority;
- (d) C664 - windows - recessed;
- (e) There shall be no bell casts to the rendered areas, to the windows or doorheads;

- (f) Details of the means of venting the roofs shall be submitted to, and approved in writing by, the Local Planning Authority;
- (g) Details of the finished treatment to the joinery shall be submitted to, and approved in writing by, the Local Planning Authority;
(Notes to applicant:- (1) N024 - development in accordance with approved plans; (2) N065A - listed building).

Reason for granting planning permission:-

The proposal was considered not to harm the character or appearance of the listed building and was sympathetic in design and materials to the original building, in accordance with Taunton Deane Local Plan Revised Deposit Policy EN18.

11/2004/004

Erection of two storey and single storey extension, replacement timber store/garage, partial removal of wall to provide hardstanding and turning area, erection of stable, Trebles Holford, Seven Ash, Combe Florey.

Conditions

- (a) C001 - time limit;
- (b) C102A - materials;
- (c) C201 - landscaping.
(Notes to applicant:- (1) N024 - development in accordance with approved plans; (2) N040A - drainage/water; (3) N066 - listed building; (4) Applicant was advised that:- (a) The site should be drained on a separate system with all clean and surface water being kept separate from foul drainage; (b) All foul drainage, including foul surface water run-off, should be disposed of in such a way as to prevent any discharge to any well, spring or watercourse including dry ditches with a connection to a watercourse; (c) Manure/dung heaps should be sited in an area where it/they will not cause pollution of any watercourse or water source by the release of contaminated run-off; (d) The subsequent storage and disposal of collected wastes should be undertaken in accordance with the MAFF Code of Good Practice for the Protection of Water and the Protection of Air).

Reason for granting planning permission:-

The proposal was considered not to harm the character or appearance of the listed building or harm the residential and visual amenity of the area, in accordance with Taunton Deane Local Plan Revised Deposit Policies H19 and EN18.

19/2004/002

Erection of retirement/close care unit on land to the south west of Beauchamp Bungalow, Hatch Beauchamp.

Conditions

- (a) C001 - time limit;

- (b) C102A - materials;
- (c) C203B - landscaping;
- (d) The proposed access and parking spaces shall be constructed in accordance with details shown on the submitted plan, Drawing No 4, and shall be available for use before commencement of the development hereby approved;
- (e) The proposed access over the first 4.5 m of its length, as measured from the edge of the adjoining carriageway, shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details which shall have been submitted to, and approved in writing by, the Local Planning Authority;
- (f) Any entrance gates erected shall be hung to open inwards and shall be set back a minimum distance of 4.5 m from the carriageway edge;
- (g) The gradient of the proposed access shall not be steeper than one in ten;
- (h) Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway details of which shall have been submitted to, and approved in writing by, the Local Planning Authority. Such drainage shall be provided prior to the access first being brought into use;
- (i) The dwellings hereby permitted shall only be used as retirement/close care homes in conjunction with and ancillary to, the nursing home facilities at Beauchamp House, unless otherwise agreed in writing by the Local Planning Authority;
- (j) C213 - existing hedges to be retained;
- (k) Prior to the commencement of any works on site, plans showing the reduction in height of the wall of the building on the southern corner of the access shall be submitted to, and approved in writing by, the Local Planning Authority. Such a reduction in the height of the boundary shall be completed prior to the access being brought into use and shall thereafter be maintained;
- (l) The turning area between the parking spaces and the highway shall be constructed prior to the use of the property as a dwelling and shall thereafter remain unobstructed;
- (m) C902 - alternate permissions on same site;
 (Notes to applicant:- (1) With regard to the powers of the County Highway Authority under the Highways Act 1980, applicant was advised that a Section 184 Permit must be obtained from the Highway Services Manager, Taunton Deane Area. Application for such a permit should be made at least three weeks before access works are intended to commence; (2) N111 - disabled access; (3) N112 - energy conservation; (4) N114 - meter boxes; (5) N116 - disabled access; (6) N117 - crime prevention).

Reason for granting planning permission:-

The proposal was located within the settlement limits of a recognised village with acceptable impact on the surrounding area, neighbouring occupants and highway access and was considered to be in accordance with the Somerset and Exmoor National Park Joint Structure Plan Review Policy 49 and Taunton Deane Local Plan Revised Deposit Policies S1 and H1.

21/2004/005

Erection of extensions and alterations to increase height and size of skittle alley to form 8 No holiday units in conjunction with public house, The Martlett Inn, Langford Budville.

Conditions

- (a) C001 - time limit;
- (b) C101 - materials;
- (c) C201 - landscaping;
- (d) C412 - restriction of occupation for holiday lets in permanent buildings;
- (e) P011 - no windows on the north east elevation;
(Notes to applicant:- (1) N024 - development in accordance with approved plans; (2) N040A - drainage/water; (3) N111 - disabled access; (4) N112 - energy conservation; (5) N115 - water conservation; (6) Applicant was advised that planning permission will be required for any further extensions).

Reason for granting planning permission:-

The proposal would not harm the visual or residential amenities of the area. It would improve tourist facilities in the area in accordance with Taunton Deane Local Plan Revised Deposit Policies S1, S2 and EC18 and West Deane Local Plan Policy WD/RT/15.

23/2004/007

Change of use from conference room to dwelling, retention of bathroom extension and removal of spiral staircase, Barn 1, Court Farm, Milverton.

Conditions

- (a) C001 - time limit;
- (b) P001A - no extensions;
- (c) P003 - no ancillary buildings;
- (d) P006 - no fencing;
- (e) P010 - no further windows
(Note to applicant:- N066 - listed building).

Reason for granting planning permission:-

The proposal was considered to comply with Policy EN18 of the Taunton Deane Local Plan Revised Deposit for the change of use, alteration and extension of the listed building.

23/2004/008LB

Retention of bathroom extension and removal of spiral staircase, Barn 1, Court Farm, Milverton.

Conditions

- (a) C002 - time limit - listed building;
- (b) The spiral staircase shall be removed within six months of the date of this permission;
(Note to applicant:- N067 - listed building).

Reason for granting listed building consent:-

The proposal was considered to comply with Policy EN18 of the Taunton Deane Local Plan Revised Deposit for the change of use, alteration and extension of the listed building.

(The Chairman, Councillor Mrs Allgrove, declared a personal interest in the following application).

46/2004/002

Use of part of dwelling for nursery for up to 18 children under five years old, and retention of car park and formation of play area, Ham Farm, Ham.

Conditions

- (a) C001 - time limit;
- (b) Full details of the finished surface of the car park shall be submitted to, and approved in writing by, the Local Planning Authority within three months of the date of this permission and implemented within 12 months of the date of this permission;
- (c) C201 - landscaping;
- (d) P003 - no ancillary buildings;
- (e) The car parking area hereby permitted shall be available for use with the gate open to allow for vehicular access during the nursery drop off/pick up times;
- (f) The nursery shall operate only between 0800 - 1800 hours Monday to Friday, excluding Bank Holidays, and at no other times without the prior written consent of the Local Planning Authority;
- (g) There shall be no more than two specified play times where children will be outside in the garden area, that is two hours in the morning and two hours in the afternoon;
- (h) Any play equipment shall be sited in a position away from the listed building in position(s) to be agreed in writing by the Local Planning Authority;
- (i) The number of children to be taught/cared for on the premises shall not exceed 18 at any one time.

(Notes to applicant:- (1) Applicant was requested to ask that parents/carers use the car park when dropping off/picking up children; (2) Applicant was advised that the site is close to areas liable to flood. You may therefore wish to take appropriate measures).

Reason for granting planning permission:-

The provision of this working farmhouse facility would provide rural employment and farm diversification in line with Policies SC2, EC4 and EC5 of the Taunton Deane Local Plan Revised Deposit. It would provide a needed childcare facility and an acceptable use for the listed building (Policy EN17). These benefits were considered to outweigh the concerns of the County Highways Authority in respect of the Structure Plan Policies.

- (2) That planning permission be refused for the undermentioned developments, subject to the standard reasons adopted by Minute No 86/1987 of the former Planning and Development Committee and such further reasons as stated:-

38/2004/061

Demolition of existing dwelling and commercial garage buildings and the erection of a block of 15 flats at Eastwick Farm Cottage, Eastwick Road, Taunton.

Reason

The proposed development would constitute an over-development of the site out of keeping with the character of the area and would be contrary to Taunton Deane Local Plan Revised Deposit Policies S2(A), (F) and H1(G). Furthermore, the proposal has insufficient parking and turning provision to adequately serve the development and is considered contrary to Somerset and Exmoor National Park Joint Structure Plan Review Policy 49 and Taunton Deane Local Plan Revised Deposit Policy M3a.

45/2004/001

Erection of attached garage, internal and external alterations to house at Easter Cottage, West Bagborough.

Reason

It is considered that the proposed design is not consistent with the existing architecture in the West Bagborough Conservation Area and this, combined with the siting of a garage to the front of the property, would not preserve or enhance the Conservation Area. The site is in a prominent position with regard to the main street of the village and the proposal would be detrimental to the character and appearance of the West Bagborough Conservation Area. The proposal is therefore contrary to Taunton Deane Local Plan Revised Deposit Policies S1(D), S2(A) and EN15 and the Supplementary Design Guidance - West Bagborough Village Design Statement.

52/2004/001

Erection of 12 dwellings on site of New Barn (to be demolished) and formation of access thereto, 41 Comeytrowe Lane, Taunton.

Reasons

- (a) The layout of the proposed development and the proximity of a number of units close to the site boundaries will result in an overbearing nature and loss of privacy to adjoining residential

properties contrary to the provisions of Taunton Deane Local Plan Revised Deposit Policies H1 and S2;

- (b) The proposed visibility splays are considered to be inadequate to secure the visibility necessary for the safety and convenience of traffic associated with the proposed development, contrary to Somerset and Exmoor National Park Joint Structure Plan Review Policy 49;
- (c) The Local Planning and Highway Authorities have adopted the Somerset County Council Publication "Estate Roads in Somerset" which sets out standards for the layout of new estates. The proposed access roads do not conform to these agreed standards and are not, therefore, adequate to serve the development proposed and are contrary to the interests of highway safety and to the requirements of the Somerset and Exmoor National Park Joint Structure Plan Review Policy 49.

- (3) That the following applications be **withdrawn**:-

38/2004/024CA

Demolition of former Four Alls Public House, Corporation Street, Taunton.

38/2004/025

Demolition of existing building and erection of five storey building comprising 2 office suites and 21 flats at Four Alls Public House, Corporation Street, Taunton.

33. Erection of storage and livestock building (A) at Meare Green Farm, Frog Lane, Stoke St Gregory (36/2004/003)

Reported this application.

RESOLVED that subject to the receipt of no adverse views from the County Highway Authority, English Nature or the Environment Agency, the Chief Planning Officer be authorised to determine the application in consultation with the Chairman and, if planning permission were granted, the following conditions be imposed:-

- (a) C001 - time limit;
- (b) C102A - materials;
- (c) Prior to commencement of works on site, details of a lorry turning area shall be submitted to, and approved in writing by, the Local Planning Authority. The lorry turning area shall be provided in accordance with the approved details and shall thereafter be maintained and kept free from obstruction at all times;
- (d) All farm traffic moving between the new building and the slurry pit shall use internal, farm tracks only and shall not at any time use the adjacent public highway;
(Note to applicant:- Applicant was advised that:- (i) The site must be drained by a separate system of foul and surface water drainage, with all clean roof and surface water being kept separate from foul water; (ii) Under the terms of the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 1991, the prior authorisation of the Environment Agency is

required for the construction of storage installations as defined in the Regulations; (iii) Slurry must be stored within a sealed system, which should be isolated from the main drainage system, in accordance with the MAFF "Code of Good Agricultural Practice for the Protection of Water"; (iv) The disposal of silage and/or slurry must be undertaken in accordance with the MAFF "Code of Good Agricultural Practice for the Protection of Water". No farm effluent or contaminated surface water, including wash down water, shall be discharged into any watercourses or water sources; (v) Manure/dung heaps must be sited in an area where it/they will not cause pollution of any watercourse or water source by the release of contaminated run-off; (vi) The subsequent disposal of collected wastes must be undertaken in accordance with the MAFF "Code of Good Agricultural Practice for the Protection of Water").

Reason for planning permission, if granted:-

The proposed agricultural building was considered to be in accordance with Somerset and Exmoor National Park Joint Structure Plan Review Policy STR6 and Taunton Deane Local Plan Revised Deposit Policies S1 and S8.

34. Erection of storage and livestock building (B) at Meare Green Farm, Frog Lane, Stoke St Gregory (36/2004/004)

Reported this application.

RESOLVED that subject to the receipt of no adverse views from the County Highway Authority, English Nature and the Environment Agency, the Chief Planning Officer be authorised to determine the application in consultation with the Chairman and, if planning permission were granted, the following conditions be imposed:-

- (a) C001 - time limit;
- (b) C102A - materials;
- (c) Prior to commencement of works on site, details of a lorry turning area shall be submitted to, and approved in writing by, the Local Planning Authority. The lorry turning area shall be provided in accordance with the approved details and shall thereafter be maintained and kept free from obstruction at all times;
- (d) All farm traffic moving between the new building and the slurry pit shall use internal, farm tracks only and shall not at any time use the adjacent public highway;

(Note to applicant:- Applicant was advised that:- (i) The site must be drained by a separate system of foul and surface water drainage, with all clean roof and surface water being kept separate from foul water; (ii) Under the terms of the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 1991, the prior authorisation of the Environment Agency is required for the construction of storage installations as defined in the Regulations; (iii) Slurry must be stored within a sealed system, which should be isolated from the main drainage system, in accordance with the MAFF "Code of Good Agricultural Practice for the Protection of Water"; (iv) The disposal of silage and/or slurry must be undertaken in accordance with the MAFF "Code of Good Agricultural Practice for the Protection of Water". No

farm effluent or contaminated surface water, including wash down water, shall be discharged into any watercourses or water sources; (v) Manure/dung heaps must be sited in an area where it/they will not cause pollution of any watercourse or water source by the release of contaminated run-off; (vi) The subsequent disposal of collected wastes must be undertaken in accordance with the MAFF "Code of Good Agricultural Practice for the Protection of Water").

Reason for planning permission, if granted:-

The proposed agricultural building was considered to be in accordance with Somerset and Exmoor National Park Joint Structure Plan Review Policy STR6 and Taunton Deane Local Plan Revised Deposit Policies S1 and S8.

35. Business requiring to be dealt with as a matter of urgency

The Chairman reported that she had certified that the item covered by Minute No 36 below should be dealt with as an urgent matter.

(The Chairman, Councillor Mrs Allgrove, declared a personal interest in the item covered by Minute No 36 below).

36. Foxmoor Nurseries, Haywards Lane, Wellington

Reference Minute No 19/2004, the Senior Solicitor (Mrs Jackson) reported that even though the agreed mediation in respect of the Section 106 Agreement at Foxmoor Nurseries would be taking place towards the end of April 2004, it had come to light in the past few days that a further business unit had been created within the glasshouse to accommodate a tile company.

RESOLVED that the owners of Foxmoor Nurseries be notified that:-

- (1) their full co-operation would be expected to enable the Council's Enforcement Officer to carry out a full survey of current uses; and
- (2) in considering any appropriate action following the proposed mediation, the Committee would take into account the fact that users had entered into occupation of the site following the decision to mediate and might, in those circumstances, authorise immediate court proceedings in preference to planning enforcement action.

(Councillors Floyd and Henley left the meeting at 7.54 pm).

(The meeting ended at 7.57 pm).

34/2004/012

MRS G READ

CHANGE OF USE FROM BARN TO RETAIL OUTLET AT YARDE FARM, NORTON FITZWARREN.

20141/27374

FULL PERMISSION

PROPOSAL

Yarde Farm is a Grade 2* listed building on the northwest side of Langford Lane, approximately half a mile from the A 358. The proposal is to convert an existing barn at right angles to the farmhouse for retail sales in association with existing retail use (children's clothes and equipment) at Yarde Farm. The existing farmhouse has an area set aside for retail sales, which is readily accessible from the car park area to the rear of the house. The access to the car park is beside the farmhouse and is relatively narrow. Access to the farm buildings and agricultural buildings is from an access to the south of the farmhouse. Permission was granted in May 1990, for the use of premises (cowshed and back kitchen) for children's clothes and equipment, with hours limited to two days a week 9 a.m. to 5 p.m., and retail use not exceeding 75 sq m.

In December 1999 permission was granted for a maximum of 30 hours per week excluding Sundays and Mondays, in order that there shall be no intensification of use which may be detrimental to road safety. In June 2003 there were applications for listed building consent and planning permission for the retention of timber lean-to measuring approximately 3.9 m x 9.7 m. These were refused on grounds of design of the structure being out of keeping with the character of the listed building and the likely increased use of an existing substandard access.

The existing barn is currently used as a workshop/store, uses which can be accommodated elsewhere. The building is at right angles to the existing areas and would be accessed by an existing internal door. The barn measures 5 m x 26.5 m with 22 m of the total length to be used for retail sales. It is proposed to insert 3 velux windows, with ramped access and play area in the yard. No additional staff are proposed to be employed, and 20 vehicles per day are estimated to visit the premises which includes the existing 5 staff.

A concurrent listed building consent application is the next report.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the visibility at the access to the development is sub standard, and the junction of the lane and the junction of the A358 is substandard, would not wish to see any development that would significantly increase traffic using this junction and recommends refusal. ENVIRONMENT AGENCY no objections subject to conditions re foul drainage and bunding.

FORWARD PLAN AND REGENERATION OFFICER the floor area was limited on road safety reasons, this proposal appears to more than double the existing floorspace, subject to no adverse highway comments, with the demolition of unauthorised buildings where the use is currently undertaken, and a condition restricting the range of goods, there are no Policy comments. ENVIRONMENTAL HEALTH OFFICER recommends contaminated land condition. DRAINAGE OFFICER notes re soakaways and sizing of septic tank

PARISH COUNCIL no objections.

NORTON FITZWARREN PARISH COUNCIL it is unclear what impact, if any, this might have on traffic volumes on the approach roads. The Council ask that due regard be given to any significant increase in road usage if this is likely to arise as a result of this application.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policies S1 General requirements relating to highway safety, accessibility, health and safety of users of the development, character of the landscape and building not to be harmed. S2 good design should reinforce the character ... EC1a Expansion of existing firms on land subject of restrictive policies, existing firms can expand .. where relocation to a more suitable site is unrealistic and the economic benefit outweighs any harm to the objectives of the policy. EC3 Conversion of Rural Buildings conversion of buildings to small scale business ... or other employment generation use will be permitted where ... the building is of permanent and substantial construction... is suitable for conversion without significant alteration or extension ... and would not harm residential amenity or highway safety ... EC5 Proposals for farm diversification have to be compatible with the agricultural operations. EN17 Developments which would harm a listed building or its setting will not be permitted.

ASSESSMENT

The timber structure which is attached to the rear of the building is clearly not acceptable and has been refused with the potential for enforcement action. The goods in this area are push chairs and are kept undercover for long term protection. It is not the intention of the applicant to increase the range of goods sold just to have an undercover area for display. In order to provide suitable access, a new ramp is to be provided. It is considered that the diversification for farmers and expansion of existing firms in open countryside, albeit a relatively short distance from Taunton, in this instance outweigh the concerns of the Highway Authority.

RECOMMENDATION

Subject to any views of Norton Fitzwarren Parish Council raising new issues by 22nd April, 2004 the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions restrict

retail area to those shown on plan, removal of unauthorised building, contaminated land, drainage details needed, oil storage bund and sale of children's clothes and equipment. Notes re soakaways, septic tank capacity, bund.

REASON(S) FOR RECOMMENDATION:- It is considered that the proposal is in line with Taunton Deane Local Plan Revised Deposit Policies S1, S2, EC1a, EC3 and EC5 in that it will assist an existing business in a rural location and, with no harm to residential amenities and make appropriate use of an existing building. It is not thought that the intensity of use will be increased significantly. These reasons are considered to outweigh the concerns in relation to traffic generation and substandard road junction.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356460 MS K MARLOW (MON/TUES ONLY)

NOTES:

34/2004/013LB

MRS G READ

RE-ROOF, NEW FLOOR, INTERNAL WALLS LINED, EXTERNAL WALLS RENDERED AND CHANGE OF USE TO RETAIL, BARN AT YARDE FARM, NORTON FITZWARREN.

20141/27374

LISTED BUILDING CONSENT-WORKS

PROPOSAL

Yarde Farm is a Grade 2 * Listed Building on the northwest side of Langford Lane, approximately half a mile from the A 358. The proposal is to convert an existing barn at right angles to the farmhouse for retail sales in association with existing retail use at Yarde Farm. The existing farmhouse has an area set aside for retail sales, which is readily accessible from the car park area to the rear of the house. The access to the car park is beside the farmhouse and is relatively narrow. Access to the farm buildings and agricultural buildings is from an access to the south of the farmhouse. Permission was granted in May 1990, for the use of premises (cowshed and back kitchen) for children's clothes and equipment, with hours limited to two days a week 9 a.m. to 5 p.m. and retail use not exceeding 75 sq m.

In December 1999 permission was granted for a maximum of 30 hours per week excluding Sundays and Mondays, in order that there shall be no intensification of use which may be detrimental to road safety. In June 2003 there were applications for listed building consent and planning permission for the retention of timber lean-to measuring approximately 3.9 m x 9.7 m. These were refused on grounds of design of the structure being out of keeping with the character of the Listed Building and the likely to increased use an existing substandard access.

The existing barn is currently used as a workshop/store, uses which can be accommodated elsewhere. The building is at right angles to the existing areas and would be accessed by an existing internal door. The barn measures 5 m x 26.5 m with 22 m of hte total lenght to be used for retail sales. It is proposed to insert 3 velux windows, with ramped access and play area in the yard. The application also includes details of the works to the listed building. A concurrent planning application is the previous report.

CONSULTATIONS AND REPRESENTATIONS

CONSERVATION OFFICER views awaited.

PARISH COUNCIL no objections.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policy S2 good design should reinforce the character ... EN17 Developments which would harm a listed building or its setting ... will not be permitted.

ASSESSMENT

The timber structure which is attached to the rear of the building is clearly not acceptable and has been refused with the potential for enforcement action. In order to provide suitable access a new ramp is to be provided. It is considered that the works to the building are acceptable and meet the requirements of Policy EN17.

RECOMMENDATION

Subject to the detailed comments of the Conservation Officer the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of materials.

REASON(S) FOR RECOMMENDATION:- It is considered that the proposal is in line with policy EN17 in the Taunton Deane Local Plan in respect of proposals relating to listed buildings.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356460 MS K MARLOW (MON/TUES ONLY)

NOTES:

38/2004/052

TAYLOR WOODROW DEVELOPMENTS LTD

ERECTION OF 41 DWELLINGS AND FORMATION OF ACCESS (TOGETHER WITH ACCESS TO ADJACENT DAY NURSERY) ON SITE OF FORMER HIGHWAYS DEPOT, SOUTH STREET, TAUNTON, AS AMENDED BY DRAWINGS ATTACHED TO AGENT'S LETTERS DATED 5TH MARCH 2004 AND 9TH MARCH 2004 AND FURTHER AMENDED BY AGENTS LETTER DATED 2ND APRIL, 2004 WITH ATTACHED DRAWINGS

23655/24238

RESERVED MATTERS

PROPOSAL

The site was formerly the South Street Highways Depot and Trading Standards Office. A small amount of the site is to be conveyed to the childrens day nursery adjoining (a new access to which is also shown). Residential use of the remainder of the site is already established by the granting of outline permission in July 2003. This permission was accompanied by a S.106 Agreement which requires contribution towards off-site recreation provision and 30% on site affordable housing provision.

The scheme submitted provides 41 dwellings on this 0.73 ha site, eighteen of which will be flats, the remainder being a mix of detached, semi-detached and terrace dwellings.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY raised detailed concerns on initial proposal. Comments in respect of revised proposal awaited. COUNTY ARCHAEOLOGIST no objection. WESSEX WATER no objection. POLICE ARCHITECTURAL LIAISON OFFICER the car parking spaces of plots 1 & 2 situated behind the garages an have limited natural surveillance. I feel that this would make the vehicles parked there, the rear gates of these plots and persons using this area more vulnerable to crime. I would recommend that the garages and these spaces are reversed so that the car parking spaces are more open to surveillance from passers by and adjoining plots. I would recommend that the gate to the footpath to the rear garden of plot 15 should be moved to the end of the fence line. This would remove the potential hiding place along the rear fence of plot 16. The height and the specification of the chain link fence to the eastern boundary are not shown. I have particular interest in this boundary, as there have been a considerable number of dwelling burglaries in Eastleigh Road properties that back onto this footpath. These have, in the main, been directly attributed to the footpath between these two sites. Therefore I am keen to see that all necessary precautions are taken to address this security issue, and that this boundary receives adequate protection.. Would you please ascertain these details for me?

LANDSCAPE OFFICER the tree survey is accurate and the management proposals reasonable. Where choices are proposed I recommend:- T578 crown lift to provide visibility; T582 fell - although retainable, subject to work, I would prefer felling with replacement to avoid future expansive tree management works. My conclusions are: (1)

the road frontage houses are very close to the existing trees and do not meet Council guidance on distance from trees e.g. properties 1 and 2 are only 9 m from the oak and to meet guidance should be no closer than 15 m. (2) there are no landscape features to note within the site. Couldn't space be provided outside plot 5 or 6 for a reasonable size specimen tree. (3) the ash off site near to plots 9 and 10 are poor quality specimens but they do have the potential to grow considerably to the extent they could pose a serious nuisance factor. I would prefer to have the trees felled but as they are outside the developers ownership I would recommend no dwelling closer than 10 ms. (4) the proposed pedestrian park near South Street should not fall within the canopy spread of the trees or if they do details of surfacing should be carefully considered and agreed before hand. - Revised proposal submitted which subject to minor amendment to species are now acceptable. DRAINAGE OFFICER no observations. HOUSING OFFICER have negotiated 12 social houses on the site. ENVIRONMENTAL HEALTH OFFICER suggests contamination conditions (already included on outline consent).

12 LETTERS OF OBJECTION received raising the following issues:- new dwellings are out of character with older dwellings surrounding; cheap social housing will detract from the area; object to removal of any trees; loss of on-street parking; disruption during building works; increase in traffic; noise from new dwellings; number of dwellings should be halved; loss of privacy; design not as good as Hillyfields; need for residents parking; impact from rooflights; bin stores will attract vermin; boundary fencing is inadequate as secure boundary (walls should be incorporated).

POLICY CONTEXT

Policy H1 of the Taunton Deane Local Plan Revised Deposit provides the criteria against which new residential schemes should be considered as follows:- Housing development will be permitted within defined limits of settlements, provided that: (A) there is safe and convenient access by or on foot to facilities and employment. In the case of proposals of a significant scale, bus or walking access to a town centre or rural centre will be required, taking account of any off-site works proposed in accordance with criteria (B); (B) necessary provision is made for off-site public transport, cycling and pedestrian facilities and highway improvements to cater safely for the expected number of trips generated by the development and minimise the proportion of car trips; (C) traffic calming, pedestrian, cycle and bus measures are incorporated where necessary to give priority to safe and convenient access and circulation by means other than the car; (E) the layout allows people with impaired mobility or a disability safe and convenient access and movement to and between dwellings by careful positioning of potential obstructions, ramps, dropped kerbs, textured surfaces and reserved car parking; (G) small scale schemes in existing residential areas will increase the development density of these areas without individually or cumulatively eroding their character or residential amenity; (H) a coherent approach to the overall design is adopted, including layout, landscaping, building designs, materials, open spaces and circulation routes, to create locally distinctive developments well related to their

surroundings; and (I) existing and proposed dwellings will enjoy adequate privacy and sunlight.

ASSESSMENT

The scale of development proposed is acceptable. Whilst further comments from the County Highway Authority area awaited the principle of the access arrangements have been accepted. The scale of new properties facing South Road is compatible with the established character of the area. A new street is then created leading to the main public space in the form a square. Whilst a number of residents have suggested that the boundary treatment (predominately 1.8 m fencing) is not secure, this is generally acceptable as a garden to garden boundary. The concerns of the Police Architectural Liaison Officer have been addressed through the submission of revised drawings. The only outstanding issue is the relationship of apartment A to the rear gardens of existing houses. Further revised proposals to address this have been requested.

RECOMMENDATION

Subject to revised proposals for apartment block A the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine permission be GRANTED subject to conditions of materials, tree protection, service trenches, meter boxes, and removal of buildings. Note re outline consent, compliance, S.106 agreement and construction noise.

REASON(S) FOR RECOMMENDATION:- The principle of development is already established. The details submitted show a layout acceptable in terms of highway safety, amenity and design. The proposal will not result in demonstrable harm to the amenities of existing residents and therefore accords with the requirements of Taunton Deane Local Plan Revised Deposit Policy H1.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356464 MR T BURTON

NOTES:

38/2004/135

MR M P MCLAUGHLIN

**ERECTION OF BUNGALOW AND GARAGE ON LAND TO REAR OF 36/38
GREENWAY CRESCENT AND ERECTION OF GARAGES FOR NOS. 36 AND 38
GREENWAY CRESCENT, TAUNTON**

22396/26018

RESERVED MATTERS

PROPOSAL

The application site forms part of the rear garden of 38 Greenway Crescent which also wraps around behind No. 36 and part of No. 34. The site is bounded by domestic gardens and the flank wall of No. 4 Asquith Street. Access is shown via the joint access between Nos. 36 and 38 and garages are provided for each of these existing dwellings. Outline permission was granted on 29th January, 2004. The detailed drawings show a traditional 2/3 bedroom bungalow with integral garage.

The applicant is a member of staff.

CONSULTATIONS AND REPRESENTATIONS

None received.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policy H1 - Housing development will be permitted within defined limits of settlements, provided that: (A) there is safe and convenient access by or on foot to facilities and employment. In the case of proposals of a significant scale, bus or walking access to a town centre or rural centre will be required, taking account of any off-site works proposed in accordance with criteria (B); (B) necessary provision is made for off-site public transport, cycling and pedestrian facilities and highway improvements to cater safely for the expected number of trips generated by the development and minimise the proportion of car trips; (C) traffic calming, pedestrian, cycle and bus measures are incorporated where necessary to give priority to safe and convenient access and circulation by means other than the car; (E) the layout allows people with impaired mobility or a disability safe and convenient access and movement to and between dwellings by careful positioning of potential obstructions, ramps, dropped kerbs, textured surfaces and reserved car parking; (G) small scale schemes in existing residential areas will increase the development density of these areas without individually or cumulatively eroding their character or residential amenity; (H) a coherent approach to the overall design is adopted, including layout, landscaping, building designs, materials, open spaces and circulation routes, to create locally distinctive developments well related to their surroundings; and (I) existing and proposed dwellings will enjoy adequate privacy and sunlight.

ASSESSMENT

The principle of a bungalow in this location is established by the outline consent. The building proposed can be accommodated on the site without undue impact on any of the surrounding properties and is of a design that is considered appropriate in this location. Garaging for the existing properties, as well as that proposed is shown in accordance with the requirements of the outline permission.

RECOMMENDATION

Subject to the receipt of any representations raising new issues by 21st April, 2004 the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and reserved matters approval be GRANTED subject to condition re materials. Note re conditions on outline.

REASON(S) FOR RECOMMENDATION:- The proposed bungalow is of an acceptable design and will not result in any material adverse impact upon adjoining properties. The proposal therefore accords with Taunton Deane Local Plan Revised Deposit Policy H1.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356464 MR T BURTON

NOTES:

42/2004/005

MR D A GREEN

ENLARGEMENT OF EXISTING GARAGE WITH FIRST FLOOR EXTENSION AT 8 ORCHARD CLOSE, TRULL.

21528/22301

FULL PERMISSION

PROPOSAL

The proposal comprises the demolition of an existing flat roofed garage and its replacement with a two storey side extension incorporating larger garage with an additional 2 bedrooms above.

An application was withdrawn in January this year (Ref. 42/2003/044), which comprised a similar footprint and layout but which differed in external appearance.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL objects to the application for the following reasons:- (i) possible use of garage for commercial purposes; (ii) neighbours have registered concerns of the size of the extension; (iii) possible discrepancy of boundary limits when comparing plan to O.S. maps; (iv) probable damage to trees and protective hedging during building works; and amended proposal is still visually intrusive. It is requested that should this application be granted a condition be imposed preventing the use of the garage for commercial activities.

2 LETTERS OF OBJECTION have been received on the grounds that:- loss of light would result; the extension is too large and would unbalance the adjoining semi; and that the large garage could be used as a commercial/industrial workshop which would result in loss of residential amenity.

POLICY CONTEXT

Policies S1, S2 and H19 of the Taunton Deane Local Plan Revised Deposit, all seek, inter alia, to safeguard residential and visual amenity.

ASSESSMENT

Previous application 42/2003/044, prior to its withdrawal, was considered unacceptable because of its inappropriate design. The current application overcomes this concern, on the basis that the extension is now clearly 'subservient' to the main dwelling, with a lower ridge height and a clear set back of the extension from the front elevation.

It is not considered that neighbouring properties would be adversely affected in terms of loss of light.

With regard to the Parish Council's concern regarding site boundaries and ownership the applicant has specified in his Article 7 Certificate that he owns the whole of the application site. Should it ultimately not be possible to build the extension wholly within his curtilage then consent would be required from his neighbour. Trees and hedging also referred to by the Parish are within the neighbours curtilage, and again any damage to such vegetation would be a matter for the 2 parties to resolve.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit., materials and residential use only.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect residential or visual amenity and accordingly does not conflict with Taunton Deane Local Plan Revised Deposit Policies S1, S2 or H19.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356465 MR J GRANT

NOTES:

42/2004/008

MR & MRS R LEITCH

**ERECTION OF REAR EXTENSION TO FERRING LODGE, 20 TRULL GREEN DRIVE,
TAUNTON**

21542/22375

FULL PERMISSION

PROPOSAL

The proposal is for the erection of a single storey extension at the rear of the property measuring 6.5 m x 3.3 m. The pitched roof of the proposed extension matches the ridge height of the existing dwelling and is set in from the original dwelling by 500 mm. There are no proposed windows in the north elevation of the extension. A previous application ref No. 42/2003/052 was refused by virtue of its height and proximity with the adjacent property, 22 Trull Green Drive. There is, included within this application, a proposed dormer window to replace one of the existing 3 velux window.

It is proposed to construct the extension in materials to match the existing dwelling.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL object to the proposed extension as it is the same height as the ridge line of the existing dwelling and the extension is contrary to Policy H/19 of the Taunton Deane Local Plan Revised Deposit and is out of character for the area and is over development of the site.

1 LETTER OF OBJECTION has been received raising concerns over loss of light; over development of the site and the impact on the neighbourhood.

POLICY CONTEXT

Policy H19 of the Taunton Deane Local Plan Revised Deposit accepts extensions to dwellings provided there is no harm to residential amenity and no harm to the form and character of the dwelling. Policy S1 sets out general requirements and Policy S2 seeks good design.

ASSESSMENT

The extension does not adversely affect the neighbours in terms of loss of light or privacy and resolves the previous objection by setting the extension back from the gable of the existing dwelling. I consider it to be subservient of the existing dwelling. Accordingly, it is considered that the proposal complies with Policies S1, S2 and H19 of the Taunton Deane Local Plan Revised Deposit

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit and materials.

REASON(S) FOR RECOMMENDATION:- The proposed extension complies with Taunton Deane Local Plan Revised Deposit Policy H19 in that there is no harm to the residential amenity or other dwellings and no harm to the form and character of the dwelling.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356462 MRS S MELHUISH

NOTES:

46/2004/006

SEDGEMOOR LTD

USE OF PREMISES (EXISTING AND RECENT BARN CONVERSION) AS CHILDREN'S HOME WITH ATTENDANT EDUCATION, INDEPENDENCE TRAINING ACCOMMODATION SUPPORT, ASSOCIATED ADMINISTRATION OFFICE AND STAFF TRAINING ASSOCIATED WITH THESE USES, TALAVERA (FORMERLY MANLEYS FARM/HOUSE), WEST BUCKLAND.

16741/19369

FULL PERMISSION

PROPOSAL

The proposal provides for the use of both the existing buildings used by the applicants and the barn recently converted to two dwellings. The applicants wish to use all the buildings for children's home use with attendant education, independence training accommodation support and associated administration office and staff training associated with these uses. The existing buildings in use at the premises benefit from planning permission granted in 1997 for use for residential accommodation for children in care (aged up to 16 years) and attendant staff and for 'independence training' accommodation (16 years plus). The other building the subject of the current planning application was granted planning permission last year for the conversion to two dwellings. This latter development has now been carried out, although the building is not yet occupied. The application effectively seeks the use of all the buildings around the courtyard as a whole planning unit, in order to give a degree of future flexibility as to the individual uses of each building. The applicant's agent makes reference to the Care Leavers' Act 2002, in which the Government has made provision for the transitional care of children when they come out of care at the age of 16, in providing them with 'independence training' support to help them to make the transition from a children's home to seeking further education or employment and looking after themselves as a young adult. The applicant's agent considers that the proposal will greatly assist in meeting the specific demand at any one time when dealing with referrals from the Social Services department.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY similar comments to previous application for the barn conversion (46/2002/024) apply. CHA recommended refusal on previous application on highway grounds for the following reason:- "The site is located outside the confines of any major settlement in an area that is remote from adequate services, employment, education, public transport, etc. The development, if approved, will increase the reliance on the private motor car and foster a growth in the need to travel, contrary to advice given in PPG13, RPG10 and Policies STR1 and STR6 of the Somerset and Exmoor National Park Joint Structure Plan Review." Should the benefit of retaining the building outweigh the transport sustainability issues, would recommend that conditions be applied re visibility splays of 2.0 m x 45 m in each direction; properly consolidated access over first 6 m; and entrance gates to be hung to open in wards and set back a minimum distance of 4.5 m from the carriageway edge".

RIGHTS OF WAY OFFICER the route of the footpath will not be affected by the development. DRAINAGE OFFICER standard note to be included about sizing, possible pollution nuisance, etc, with regard to the existing septic tank.

PARISH COUNCIL has highlighted the poor access to this site with each of the many applications submitted in recent years. The single carriageway access roads are very narrow with blind corners, high banks and hedges and with minimal unadopted passing places. This application will add yet more traffic on a site where traffic generated by past applications has always been greater than predicted. Already cars from this intensely developed site are parking on the road.

TWO LETTERS OF OBJECTION at present the main house and classrooms which accommodate children and staff are detached from the adjacent dwellings - but if permission is granted for use of the barn conversion, this will converge with garden/patio area of adjacent dwelling; velux windows on rear of barn conversion backing on to dwelling and a bedroom within approximately 6 m of the barn conversion; applicants are an independent business which accommodates dysfunctional juveniles who are staffed by people who neither have the authority or power to discipline them, therefore concerns at increase in both number of residents and pupils to the site; have previously been disturbed by loud music from main house and are anxious about noise levels should they move closer and back onto adjacent dwelling; has been harassment by lewd suggestions from the residents/pupils, who also have looked into adjacent dwellings and trespassed on nearby property; children in care are likely to cause additional noise - aware that some have been very distressed, windows broken and items thrown; whilst the number of residents and pupils are limited at present an increase has the potential of creating further problems; concern at possibility of converted barn being used as accommodation or classrooms; the narrow country road here is already busy with traffic coming to the premises with some vehicles parking on the road blocking the road and causing a potential hazard; extra residents will need extra staff which means an increase in vehicles and extra pupils will mean extra vehicles to transport them to and from the premises - concern with regard to the extra traffic and the inherent parking issues; this is a peaceful rural community and quality of life will be greatly affected; inadequate parking.

POLICY CONTEXT

County Structure Plan policy STR1 on sustainable development is relevant. Part of this policy requires the development of a pattern of land use and transport which minimises the length of journeys and the need to travel and maximises the potential for the use of public transport, cycling and walking. The County Highway Authority consider that the proposal would clearly foster a growth in the need to travel and is therefore unsustainable in terms of transport policy. I consider that the economic benefits of the development in terms of diversification in the rural economy and the retention of the building outweigh the sustainability concerns of the Highway Authority. Policy 19 of the Somerset Structure Plan states that in rural areas provision should be made for development which creates or enhances local employment facilities.

Policies WD/SP/3 of the West Deane Local Plan is relevant. This policy indicates that change of use of buildings outside defined settlement limits will be allowed provided certain criteria are met. It is considered that these criteria are met with the current proposal.

Policy S1 of the Taunton Deane Local Plan Revised Deposit includes general requirements for new developments. One of these requirements is that the accessibility of the development by public transport, cycling and pedestrian networks would be consistent with its likely trip generation and minimising the need to use the car. Policy EC3 of the same plan states that outside the defined limits of settlements, the conversion of buildings to small scale business, industrial, warehousing, tourism, recreation, community, commercial or other employment generating use will be permitted provided that certain criteria are met.

ASSESSMENT

I consider that securing the future of this redundant traditional agricultural building outweighs the sustainability argument of the County Highway Authority. The visibility splay requirements of the County Highway Authority would have a detrimental impact on the rural character of the rural lane at this point. In view of the existing use of the premises, I consider the proposal to provide for more flexible use of the premises is acceptable.

RECOMMENDATION

Permission be GRANTED subject to time limit. Note re advice that visitors park in the designated parking area in the courtyard rather than on the highway.

REASON(S) FOR RECOMMENDATION:- The proposal is located at premises which are in existing use for the proposed uses, with the proposal consolidating the uses. It is considered that the proposal is in line with the provisions of Taunton Deane Local Plan Revised Deposit Policies S1 and EC3.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356461 MR J HAMER

NOTES:

52/2004/011

MR & MRS A M PRIEST

ERECTION OF SINGLE STOREY FRONT EXTENSION AT 39 NEWBARN PARK ROAD, COMEYTROWE, TAUNTON.

20767/23176

FULL PERMISSION

PROPOSAL

The proposal is for the erection of a single storey front extension measuring 1.8 m x 2.2 m x 3.5 m (maximum height). The proposed materials are brick and tile to match the existing house. The exterior will be approximately 0.5 m from the boundary with the neighbour to the north.

The applicant is a member of staff.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL views awaited.

POLICY CONTEXT

Policies S1 (general) and S2 (design) of the Taunton Deane Local Plan Revised Deposit stipulate that proposals should not harm the appearance of any street scene. Policy H19 (extensions) of the Taunton Deane Local Plan stipulates that extensions should respect the form and character of the main dwelling and not harm neighbouring amenity.

ASSESSMENT

The proposed extension is modest in scale and the design and materials are thought to be appropriate. It is not considered that the proposal will harm neighbouring amenity or the appearance of the street scene. For these reasons the proposal is considered to be acceptable.

RECOMMENDATION

Subject to the receipt of no letters of representation by 23rd April, 2004 the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, materials. Notes re works to be carried out in accordance with approved plans and drainage.

REASON(S) FOR RECOMMENDATION:- It is considered that the proposal will not harm neighbouring amenity or the appearance of the street scene. Therefore, the proposal accords with Taunton Deane Local Plan Revised Deposit Policies S1, S2 and H19.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356468 MR A GRAVES

NOTES: