

14/2005/039

MR & MRS C HANNAFORD

ERECTION OF A BUNGALOW AT 3 FRANCIS CLOSE, CREECH HEATHFIELD AS AMENDED BY APPLICANTS LETTER DATED 9TH NOVEMBER, 2005 AND PLAN NOS. 01B, 02B, 03B, 04B, AND 05A

27809/26905

FULL PERMISSION

PROPOSAL

The proposed development comprises the erection of a bungalow within the substantial garden area of a detached modern bungalow. The property forms part of an estate of bungalows at Creech Heathfield.

As originally submitted the proposal incorporated an attached single garage and a parking space. This has now been amended by the omission of a garage and its replacement with a second parking space.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY I have no objection in principle to the above proposal, however before I formalise my comments in writing, I would point out that any garage should be a least 6 m from the highway boundary. Whilst I appreciate that Francis Close is a private road, we have a duty of care to ensure that the vehicles do not overhang footways or roads. Therefore can I have an amended plan repositioning the garage or deleting it from the proposal altogether. Two on site parking spaces will be required to serve this development. WESSEX WATER recommends note.

LANDSCAPE OFFICER the proposals leave little room for landscaping but there maybe scope for substantial shrub planting to the east of the proposed dwelling. DRAINAGE OFFICER recommends note.

PARISH COUNCIL object to the proposal because (1) Overdevelopment. When this development was originally built the number of dwellings applied for was scaled down by the planners to allow each bungalow sufficient space. We feel that this situation has not changed and such a dwelling in this space would be overdevelopment. (2) The entrance/exist is narrow and leads out onto a blind bend in a narrow road. (3) The development would not be consistent with other dwellings in its vicinity. (4) Such a development would put additional pressure on the turning space shared by residents in Francis Close. As the road is narrow it is very important to keep it clear and an additional bungalow may result in vehicles parked in the road and blocking of access to the turning circle; also the rear entrance to a house on the main Creech Heathfield road could be blocked with parked vehicles.

13 LETTERS OF OBJECTION have been received raising the following issues:- proposal constitutes overdevelopment; an undesirable precedent would be set; road safety would worsen; parking and access problems would arise; proposal is not in keeping with other dwellings in Francis Close; Francis Close is a private road which is so narrow only one car can exit/enter at any one time; overlooking would result; the proposal would overpower properties; loss of light would result; noise intrusion would result; sewage drainage would be damaged; the proposal will result in more wear and tear on a private road; views would be ruined; light pollution would result; disabled residents would find the development stressful.

POLICY CONTEXT

Policies S1 and S2 of the Taunton Deane Local Plan seek to safeguard, inter alia, visual and residential amenity, and road safety. Policy H2 accepts housing developments within defined settlement limits provided, inter alia, 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.

ASSESSMENT

In purely land use policy terms, the proposed development is acceptable in principle and in design terms the proposed architectural detailing reflects that of existing bungalows. The site is considered large enough to accommodate a dwelling having regard to provision of amenity space and on-site parking, and it is not considered that residential amenity would be adversely affected in terms of loss of light. The County Highway Authority raise no objection.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, landscaping, recessed fenestration, withdrawal of PD rights, and boundary fences and will be completed prior to occupation.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect visual or residential development, or road safety and therefore does not conflict with Taunton Deane Local Plan Policies S1, S2 or H2.

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

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NOTES:

