

25/09/0015

MR G MOCKRIDGE

ERECTION OF DETACHED SINGLE GARAGE TO FRONT OF 1 LEAFIELD CLOSE, NORTON FITZWARREN

319231.126174

Full Planning Permission

PROPOSAL

The proposal comprises the erection of a single detached garage within the front lawned garden area. The garage would measure some 6 metres by 3.35 metres in ground area, and 3.3 metres to ridge height. It would replace the existing integral garage which the applicant intends to convert into a play room. A plum tree would be removed to enable the construction of the garage.

SITE DESCRIPTION AND HISTORY

The property is a modern detached dwelling with integral garage.

The applicant's sister is a member of staff.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No observations.

NORTON FITZWARREN PARISH COUNCIL - None received.

HERITAGE AND LANDSCAPE OFFICER - The crab apple and shrubs are too close to the garage and should be felled. A replacement crab apple tree in the back garden would be beneficial.

Representations

2 letters of objection have been received on the grounds that: the garage will exacerbate the existing parking problem; and that the boundary line is not clear between applicant and neighbour.

PLANNING POLICIES

S1 - TDBCLP - General Requirements,

S2 - TDBCLP - Design,

DETERMINING ISSUES AND CONSIDERATIONS

The garage would not unduly impact on any neighbouring property in terms of loss of light or privacy; there would be limited impact on visual amenity; the plum tree could be replaced elsewhere; it is not proposed to change the existing access and turning facilities; and land ownership is a matter for the two parties to resolve. The proposal is accordingly considered acceptable.

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

The proposal would not have a detrimental impact upon visual amenity, residential amenity, or road safety, and is therefore considered acceptable. Accordingly, it does not conflict with Taunton Deane Local Plan Policies S1 (General Requirements) and S2 (Design).

RECOMMENDED CONDITION(S) (if applicable)

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. Only those materials specified in the application shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with Policy S2 of the Taunton Deane Local Plan.

3.
 - (i) The plum tree shall be replaced with another in accordance with a site plan which shall be submitted to and approved in writing by the Local Planning Authority before development commences.
 - (ii) The planting shall be carried out within the first available planting season from the date of commencement of the development, or as otherwise extended with the agreement in writing of the Local Planning Authority.
 - (iii) For a period of five years after planting, the tree shall be protected and maintained in a healthy weed free condition and if the tree should cease to grow it shall be replaced by a tree of similar size and species, or an appropriate tree as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the local character and distinctiveness of the area in accordance with Taunton Deane Local Plan Policy S2.

Notes for compliance

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.

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