

14/2005/029

MR A M THORNE

ERECTION OF DWELLING ON LAND TO SOUTH OF TREHOOT, NORTH END, CREECH ST MICHAEL AS AMENDED BY APPLICANTS PLANS RECEIVED 15TH JULY, 2005

27308/26107

OUTLINE APPLICATION

PROPOSAL

The proposal is an outline application for the erection of a dwelling on land to the south of Tre Hoot . The application site lies within the recognised settlement limits for Creech St Michael, adjacent to the class III road which runs through the village. There are residential properties on either side of the site. The plot varies in width, being 25 m across the site frontage (to allow for the provision of a waiting bay), but is only approximately 10 m at its narrowest point. Outline permission was granted on appeal for the erection of a dwelling on the same site in 1990.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY note that the previous application was granted on appeal and the Inspector imposed conditions including the provision of a turning space. In the event of your Council granting permission I would request the same conditions be imposed. WESSEX WATER recommend informatives.

PARISH COUNCIL strongly objects for the following reasons:- overdevelopment as the dwelling would be squeezed in between others; the access is dangerous, onto a main road, which is busier than it was 15 years ago when consent was previously allowed; the access is over a traffic calming hump and the layby would result in congestion with traffic being parked in the layby and encroaching onto pedestrians; loss of hedgerow; overlooking; and it would not be in keeping with its surroundings.

POLICY CONTEXT

Policies S1 (general) and H2 (housing within settlements) of the Taunton Deane Local Plan stipulate that, inter alia, proposals should not harm the character or appearance of an area, harm neighbouring amenity, or be prejudicial to highway safety.

ASSESSMENT

The site lies within the settlement limits for Creech St Michael, where there is a presumption in favour of development.

When permission was granted on appeal in 1990 the Inspector commented:- "I accept that the site is narrower than generally found on this frontage but I am more than satisfied that it is of sufficient width to accommodate, in physical terms, a modest dwelling together with enough land to be reasonably accommodate the amenity needs

of future occupants". There has been no significant change in circumstances since this time and therefore it cannot reasonably be agreed that the proposal constitutes overdevelopment.

In terms of highway safety, the Inspector stated: "... this is not a proposal to my mind, which would harmfully increase the degree of risk inherent in the current situation". Since 1990 it is unlikely that traffic levels have increased sufficiently to justify a different stance. Furthermore, the Highway Authority has raised no concerns.

According to the Inspector in 1990 the loss of the hedgerow would not "... make a perceptible difference to the character of the area".

It is considered that design, scale and siting can be agreed at Reserved Matters stage, which will ensure that the proposed dwelling would not harm the character of the area or lead to an unreasonable level of overlooking.

In light of the above, the proposal is considered to be acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of reserved matters details to be submitted, details within 3 years, commencement time limit, materials to be submitted and approved, landscaping, details of trees to be retained, protection of trees, boundary treatment, turning area, access hardsurfaced, sufficient parking, visibility, no extensions and no further windows. Notes re Disable Persons Act, energy conservation, meter boxes, water conservation, Rowntree Foundation, Wessex Water connection points, works to be carried out in accordance with plans, design, Part M, surface water disposal and bungalow appropriate.

REASON(S) FOR RECOMMENDATION:- The application site lies within the recognised settlement limits of Creech St Michael and it is considered that a dwelling could be satisfactorily accommodated on the site in manner which would accord with Taunton Deane Local Plan Policy 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: