

21/2008/017

MR JOHN PITMAN

ERECTION OF BUNGALOW, ADJOINING PETERSMEAD, LANGFORD BUDVILLE

311018/122972

OUTLINE APPLICATION

PROPOSAL

This is an outline application for the erection of a bungalow on land currently within the curtilage of Petersmead, and sited to the rear of Rose Cottages.

The vehicular access, which currently serves Petersmead, would be shared and existing gates will be removed to ensure greater visibility. The driveway would be constructed to the rear and side of Rose Cottages and a section of the existing double garage, which serves Petersmead, would be reduced to enable access through to the new dwelling. A parking and turning area for the new dwelling is shown on an illustrative block plan.

A similar application was withdrawn in February 2008, reference 21/2008/005.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY – I refer to the above mentioned planning application received on 26 May 2008, and have the following observations on the highway and transportation aspects of this proposal.

Further to my colleagues comments that were made in respect of the previous application, 21/2008/005 in relation to this site, a new application has been received and the site has been revisited and it seems clear to me although full visibility standards are not available, the area of land over which access is to be gained is already used by vehicles and I do not consider that the proposed development will unduly exacerbate the situation. Taking this point into consideration, I do not propose to raise a highway objection.

If the Local Planning Authority were minded to grant consent, I would recommend that conditions be imposed.

PARISH COUNCIL – Object on access to site, foul sewer on land which has a tendency to flood, and over development of the site.

DRAINAGE OFFICER – Recommends that surface water is to be discharged to soakaways. These should be constructed in accordance with Building Research Digest 365 (September 1991) and made a condition of any approval. No details of foul drainage have been provided.

WESSEX WATER – Awaited. The following recommendations were in respect of application 21/2008/005. As development is located within a foul sewer area, it will be necessary for the developer to agree a point of connection onto the system

for the satisfactory disposal of foul flows generated by the proposal. This can be agreed at the detailed design stage. According to our records, there is a public foul sewer crossing the site. Wessex Water normally requires a minimum, three-metre, easement width on either side of its apparatus, for the purpose of maintenance and repair. Diversion or protection works may need to be agreed.

It is further recommended that a condition or informative is placed on any consent to require the developer to protect the integrity of Wessex systems and agree prior to the commencement of works on site, any arrangements for the protection of infrastructure crossing the site. The developer must agree in writing prior to the commencement of works on site, any arrangements for the protection of our infrastructure crossing the site.

The developer has proposed to dispose of surface water to soakaway. Surface water should not be discharged to the foul sewer. It is advised that your Council should be satisfied with any arrangement for the satisfactory disposal of surface water from the proposal.

With respect to the water supply, there are water mains within the vicinity of the proposal. Again, connection can be agreed at the design stage.

It is recommended that the developer should agree with Wessex Water, prior to the commencement of any works on site, a connection onto Wessex Water infrastructure.

The developer should also be aware of the importance of checking with Wessex Water to ascertain whether there may be any uncharted sewers or water mains within (or very near to) the site. If any such apparatus exists, applicants should plot the exact position on the design site layout to assess the implications. Please note that the grant of planning permission does not, where apparatus will be affected, change Wessex Water's ability to seek agreement as to the carrying out of diversionary and/or conditioned protection works at the applicant's expense or, in default of such agreement, the right to prevent the carrying out of such development proposals as may affect its apparatus.

COUNTY ARCHAEOLOGIST – Awaited.

4 letters of objection have been submitted raising the following concerns:-

- An additional dwelling would cause additional problems to any already mathematic local drainage system;
- Additional traffic would create additional road safety problems;
- Increased noise and traffic would be detrimental to the adjacent Conservation Area;
- The old boundary wall between the original houses and Petersmead should be considered;
- New entrance gates and walls may impact on neighbouring properties;
- Loss of light may result;
- Concern over future development.

POLICY CONTEXT

Policies S1 and S2 of the Taunton Deane Local Plan to safeguard, inter alia, visual and residential amenity, and road safety.

ASSESSMENT

The site is inside the settlement limits of Langford Budville, and is clearly large enough to accommodate a bungalow. The building would be well screened from the adjacent Conservation Area and would consequently have no impact on its character or appearance. There are no objections raised by the County Highway Authority in respect of road safety, and Wessex Water and the Drainage Officer raise no concerns. In respect of residential amenity, and given the substantial existing boundary fencing and screening, there would be no undue loss of light or privacy to any neighbouring property, and in terms of visual amenity, a bungalow in this particular position would not be out of keeping either with the variety of different styles and design of dwelling in the vicinity, nor with the established non-linear layout of the area. The proposal is considered acceptable.

RECOMMENDATION

That permission be granted subject to conditions of time, reserved matters to be submitted, foul and surface water drainage details to be agreed, materials, details of all boundary walls, fences, or hedges to be submitted, landscaping scheme, removal of PD rights in respect of windows to the elevation facing Rose Cottages, highway conditions and full details of the modified garage to be submitted.

REASON(S) FOR RECOMMENDATION:-

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: