

31/08/0023

UNIQUE HOMES LTD

ERECTION OF REPLACEMENT DWELLING AND GARAGE FOLLOWING DEMOLITION AT SARSDEN LIPE LANE HENLADE (AMENDED SCHEME TO 31/2008/003)

326938.124178

Full Planning Permission

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PROPOSAL

Permission is sought for a replacement detached dwelling. The dwelling will be one and a half storey. The roof will be pitched with gable ends to the East and West elevations. There will be two first floor gabled sections to both the front and rear elevations (front and back), plus a dormer to the rear elevation. The eaves of the front and rear gabled sections will be 1.7m above the eaves of the main roof slope. The height of the dwelling to the main ridge will be 6.5m. The application includes a detached pitched roof double garage to be sited to the front of the dwelling.

SITE DESCRIPTION AND HISTORY

The existing dwelling is a detached bungalow with a single garage to the rear. The ridge height of the building is 4.5m. The site is access via a private lane.

31/2008/003 – Application for a replacement dwelling; Chalet bungalow with two small pitch roof dormers to the front and rear. Height of dwelling to ridge is 6m. Pitch roof garage attached to side. Approved 27th May 2008.

CONSULTATION AND REPRESENTATION RESPONSES

Drainage – Soakaways to be constructed in line with BRD365(Sept '91)

PC – support application

Highways – no objection subject to various conditions; retention of garage for parking, provision of two spaces, access, surface water.

Wessex Water – need to agree points of connection.

Two letters of support from neighbouring properties – development will fit in with and upgrade the surrounding area, plans are a great improvement on previous ones.

One letter of support from residents of the Comeytrove area of Taunton - development is great improvement on previous plans.

PLANNING POLICIES

TDLP S1 General Requirements

S2 Design

M4 Residential Parking Provision

PPS1

PPS3

DETERMINING ISSUES AND CONSIDERATIONS

The site is located down a private access road which leads to several other properties. The surrounding properties are largely single storey, some with dormers and one with a first floor window in a gable end.

The proposed development, due to the gabled sections to the front and rear, has the appearance of a two storey dwelling. The proposal is 0.5m higher than the previous approval and 2m higher than the existing dwelling. The design and massing of the proposal would result in a property out of scale and character with the surrounding properties.

It would be more appropriate for the design of the property to have dormer windows to the front and rear instead of the gable sections, or to cover a larger floor area on the ground floor.

RECOMMENDATION AND REASON(S)

Recommended Decision: Refusal

- 1 The proposed development, by reason of its design and massing, is considered out of scale and character with existing nearby properties and would be detrimental to the visual amenities of the area and contrary to Taunton Deane Local Plan Policies S1 and S2.

RECOMMENDED CONDITION(S) (if applicable)

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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