

ERECTION OF DWELLING WITH SINGLE GARAGE IN THE GARDEN OF BROOKFIELD, RECTORY DRIVE, STAPLEGROVE

Grid Reference: 321095.12648

Reserved Matters

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval subject to the receipt of no representations raising new issues that are not considered in this report.

The proposed layout, scale, appearance access and landscaping are acceptable and are not considered to have a detrimental impact upon visual or residential amenity. The proposal is therefore considered acceptable and, accords with Taunton Deane Local Plan Policies S1, S2 and M4.

RECOMMENDED CONDITION(S) (if applicable)

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A1) DrNo 0160_02 rev B proposed site plan
(A1) DrNo 0610_01 existing site survey
(A1) DrNo 0610_02 rev B proposed elevations
(A1) DrNo 0610_05 3D images
(A1) DrNO 0610_02 rev B Proposed plans

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The first floor windows to be installed in the north elevation of the building shall be obscure glazed and non-opening (unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed) in accordance with details that shall previously have been submitted to and approved in writing by the Local Planning Authority and shall not be modified thereafter without the prior written consent of the Local Planning Authority. The obscure glazing shall be installed prior to occupation of the dwelling hereby permitted and shall thereafter be retained as such.

Reason: To protect the amenities of nearby dwellings in accordance with Policy S1(E) of the Taunton Deane Local Plan.

Notes for compliance

1. Your attention is drawn to conditions attached to the outline planning permission 34/09/0019 and the need for compliance with said conditions at all times.

SITE DESCRIPTION AND HISTORY

The site comprises part of the side garden of the existing dwelling 'Brookfield', the last house at the end of Rectory Drive. Rectory Drive is a narrow single track lane serving a limited number of detached dwellings in spacious plots.

The site itself is accessed across the front of Brookfield from the existing parking/turning area. It is flat surrounded by trees and hedges. The existing dwelling is a double fronted property with bay windows, finished in render under a tile roof. However, there is a mix of dwellings in the area, being finished with render, brick and having tile and slate roofs. There are some small trees within the site, otherwise all significant landscaping is confined to the boundary.

Application 34/09/0019 granted outline planning permission for a dwelling on this site with all matters reserved.

PROPOSAL

This application seeks approval of reserved matters following the grant of outline planning permission. The proposal shows a detached dwelling with a hipped roof, accessed from the existing turning head for Brookfield. The dwelling would be finished with render and would have a slate roof. Solar panels are also indicated. Most existing boundary trees are shown to be retained.

The application is before committee because the agent is related to a member of staff.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - Repeats previous comments stated at outline stage, mainly that there will not be a significant increase in traffic as a result of the proposal; the junction of Rectory Drive and Manor Road provides good visibility. Recommends conditions.

STAPLEGROVE PARISH COUNCIL - No objection.

Representations

None. However, as noted below, neighbours were notified later in the application process than normal. The recommendation is, therefore, made subject to no new issues being raised.

PLANNING POLICIES

EN12 - TDBCLP - Landscape Character Areas,
T1 - TDBCLP - Extent of Taunton,
STR2 - Towns,
STR4 - Development in Towns,
EN14 - TDBCLP - Conservation Areas,
S1 - TDBCLP - General Requirements,
S2 - TDBCLP - Design,
M4 - TDBCLP - Residential Parking Provision,

DETERMINING ISSUES AND CONSIDERATIONS

The principle of development is established by the previous grant of outline planning permission and cannot be revisited as a consequence of this application. The main issues in the determination of this application, therefore, relate to the reserved matters – access, layout, scale, appearance and landscaping – and the impact of these on the character of the area and amenities of other nearby property.

Access to the site is via the curtilage of the existing dwelling, as indicated at outline stage. The Highway Authority considers that this arrangement is acceptable and would not be detrimental to highway safety. They recommend the imposition of a number of conditions, which have already been imposed on the outline. Since these relate to the principles of access and remain in force – such as preventing the discharge of surface water to the highway and the surfacing requirements – they need not be reiterated here.

The design is considered to respond well to the character of the area, being a well proportioned dwelling in a substantial plot. The choice of materials respects those found elsewhere in the area and the layout of the plot, with the dwelling alongside the existing is similar to others in the street. It is broadly proposed to retain most of the existing boundary treatment and planting, which is acceptable. Final landscaping and boundary details are required by condition of the outline permission.

The application proposes that the main windows will face to the front and back (east and west), although some ground and first floor windows are proposed facing the existing dwelling, Brookfield. Brookfield does not have any significant windows in this elevation and its attached garage prevents any unacceptable overlooking. The windows will mean that the front garden of Brookfield is overlooked, but as this is a shared access area, the arrangement is considered to be acceptable.

There is a further dwelling, Wisteria, to the north, beyond the existing leylandii trees. Two first floor windows are proposed facing north, although these will only serve the bathrooms and could be obscure glazed. Conditions are recommended to insist on this in the interests of preventing overlooking. It is considered that the angles between the east elevation windows and the rear face of Wisteria prevent any unacceptable overlooking to this existing dwelling. In terms of ground floor windows, the existing hedge/tree boundary is indicated as remaining, and as noted above, final details are required by condition of the outline permission. It is not considered that any other nearby dwellings would be adversely affected by the proposal.

The site borders the conservation area to the south east. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard is paid to the desirability of preserving or enhancing the conservation area. Although it

is not within the designated area, it is considered that the proposal will not cause any harm to the conservation area or its setting.

In summary, it is considered that the proposal is acceptably designed, respecting the character of the area and the amenities of other nearby properties. It is, therefore, considered to be acceptable and recommended that reserved matters are approved.

As noted above, neighbouring properties were notified later in the application process than normal and the consultation period has yet to expire. The recommendation is, therefore, made subject to the receipt of no representations raising new issues that are not considered in this report.

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

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