

05/2006/015

JARL & LOUISE BENNETT

**ERECTION OF DWELLING AT LAND ADJOINING 49 SMITHY, BISHOPS HULL,
TAUNTON**

320900/124375

FULL

PROPOSAL

The proposal relates to the erection of a two storey dwelling to the side/east elevation of 49 Smithy, a semi-detached dwelling. The proposal will therefore create a terrace of three dwellings. Externally the proposed dwelling would match the existing property. The proposed property would be the same width as the existing property however it would be 2 m longer. Rear pedestrian access would be provided by a passageway between the existing and proposed dwellings. The first floor of the proposed dwelling would be built over the latter passage. Off road parking would be provided in the front gardens of the proposed and existing properties.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY comments awaited. WESSEX WATER comments awaited.

DRAINAGE OFFICER no objections. As the land was previously owned by TDBC, the Housing Division should be consulted for their observations. HOUSING OFFICER comments awaited.

PARISH COUNCIL comments awaited.

4 LETTERS OF OBJECTION have been received raising the following issues:- the existing dwelling is shared by three people with three cars making parking a problem. With a bigger dwelling and more occupants the existing parking problem will be worsened on this narrow road where there is little room to turn; where would visitors park?; all the occupants of the existing dwelling are youngsters which I feel can only lead to disruptive behaviour; we already have 5 houses being built at the rear. I do not want all our lives disrupted through inconvenience or noise; the extension is too large and if allowed would be an over development of the property.

POLICY CONTEXT

Policy S1, S2, H2 and M4 of the Taunton Deane Local Plan are relevant to this application.

ASSESSMENT

In terms of design the dwelling would satisfactorily reflect the character of the existing dwelling, continuing the style of the property, utilising matching materials.

The principle of creating a terrace of three dwellings is considered acceptable and there are plenty of groups of three and groups of four dwellings attached to each other in the area. The increase in length of the proposed development of 2m compared to the existing dwelling is not considered excessive. After the development is completed the existing and proposed dwellings would be afforded an appropriately sized amenity area. The resulting plot sizes of the proposed and existing dwelling would be comparable to others in the area. The visual amenity of the area would therefore be maintained.

The dwelling does not incorporate any windows that would detrimentally overlook neighbouring properties to an unreasonable degree, nor would it cause any detrimental loss of light through overshadowing. The residential amenity of the area would therefore not be detrimentally affected.

Two off-road parking spaces would be provided for the proposed and existing dwelling. This provision more than accords with the parking standards. The creation of the two off-road parking spaces to the existing dwelling would not require the benefit of planning permission and could be carried out regardless of this application. The plot of land to the side of the existing dwelling is already served by an access.

RECOMMENDATION

Subject to the receipt of no adverse comments received from the County Highway Authority, Housing Manager and Wessex Water with the addition of any necessary conditions recommended, the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, materials and parking.

REASON(S) FOR RECOMMENDATION:- The proposal, for residential development, is located within defined settlement limits where new housing is encouraged and the development would not have a detrimental impact upon visual or residential amenity and is therefore considered acceptable. Therefore, the scheme accords with Taunton Deane Local Plan Policies S1, S2, H2 and M4.

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: