

19/2004/002

BEAUCHAMP COUNTRY HOUSE CARE

ERECTION OF RETIREMENT/CLOSE CARE UNIT ON LAND TO THE SOUTH WEST OF BEAUCHAMP BUNGALOW, HATCH BEAUCHAMP AS AMENDED BY AGENTS LETTER DATED 12TH MARCH, 2004 AND ATTACHED DRAWING NO. 4A

30140/20665

FULL PERMISSION

PROPOSAL

The proposal is for the erection of a new 2 bedroom dwelling to the rear of Beauchamp Bungalow for use as a retirement/close care unit in association with Beauchamp Nursing Home which lies directly to the north of the site. The unit would be sited adjacent to the walled garden where newly built retirement/close care units are situated. The unit would be constructed with render walls and double roman tiles, to match the existing bungalow. There would be a pedestrian access through the walled garden into the main Hatch Beauchamp Nursing Home site. Access would be via the existing vehicular access. The walls to the front of the access would be reduced in height to 900mm to allow for improved visibility to the north. There would be three parking spaces with an area of land between them and the highway for use as a turning area so that cars can leave in a forward gear.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection subject to conditions. COUNTY ARCHAEOLOGIST no objection. WESSEX WATER the Borough Council must be satisfied with the foul and surface water drainage for the site. There is mains water available in the vicinity of the site.

LANDSCAPE OFFICER the proposed tree felling will have limited impact on the local amenity of the area in what is a discreet local landscape. To offset this loss of amenity I suggest 2 wild cherry 8-10 m from the proposed dwelling. CONSERVATION OFFICER views awaited. DRAINAGE OFFICER soakaways should be constructed in accordance with Building Research Digest 365 (Sept 1991); an existing surface water culvert passes through the grounds of the adjacent property. Its position should be found to ensure this development is kept away from it.

PARISH COUNCIL objects to the proposal, the access is inadequate to serve the proposed dwelling.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review policy 49 requires proposals for development to be compatible with the existing transport infrastructure, or, if not, provision should be made for improvements to infrastructure to enable

development to proceed. Taunton Deane Local Plan Revised Deposit policies:- S1 All proposals for development, taking account of any mitigation measures proposed, will be required to meet the following criteria, in addition to any other Development Plan policies which apply in a particular case: (A) additional road traffic arising, taking account of any road improvements involved, would not lead to overloading of access roads, road safety problems or environmental degradation by fumes, noise, vibrations or visual impact; (D) the appearance and character of any affected landscape, settlement, building or street scene would not be harmed as a result of the development; H1 Housing development will be permitted within defined limits of settlements providing (G) small scale schemes in existing residential areas will increase the development density of these areas without individually or cumulatively eroding their character or residential amenity; M3a Residential development will be permitted provided that off - street parking is provided in convenient locations capable of natural surveillance at a standard not exceeding 1.5 parking spaces per dwelling.

ASSESSMENT

Permission was granted in 2003 for the conversion of the adjacent bungalow into three units of accommodation served off the existing access with three parking spaces. This proposal has now been amended by a more recent application (this year) that has reduced the conversion of the existing bungalow to two dwellings. The current proposal, (in association with the conversion to two units) is for the construction of a third unit in the garden area of the bungalow adjacent to the walled garden. The use of the dwellings would be linked to the adjacent Hatch Beauchamp Nursing Home with pedestrian access through a gateway in the walled garden. As a result, if allowed the proposed unit would create the same number of dwellings (3) served off the existing access as established in the 2003 permission. The County Highway Authority have requested the reduction in the height of the roadside wall and the provision of a turning area to the front of the parking spaces to ensure that cars can enter and leave the site in a forward gear and an amended plan has now been received that indicates this. Three parking spaces are considered adequate for this proposal due to the nature of the proposed use and the link with Hatch Beauchamp Nursing Home. Proposal considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, landscaping, access to be constructed in accordance with submitted plan, proposed access hardsurfaced, entrance gates to open inwards and set back, gradient of access, parking and turning spaces as on the plan, drainage of drive, ancillary to Nursing Home, alternative permission (to the existing permission to convert the bungalow into three units), hedge on eastern boundary retained, reduction in height of boundary walls. Notes re permit for highway works, disabled access, energy conservation, meter boxes, lifetime homes, secure by design.

REASON(S) FOR RECOMMENDATION:- The proposal is located within the settlement limits of a recognised village with acceptable impact on the surrounding area, neighbouring occupants and highway access and is considered to be in accordance with the Somerset and Exmoor National Park Joint Structure Plan Review Policy 49 and Taunton Deane Local Plan Revised Deposit Policies S1 and H1.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356467 MRS J MOORE

NOTES: