

19/2004/014

MR A TOUT

ERECTION OF DETACHED DWELLING AS A MANSE, VILLAGE ROAD, HATCH BEAUCHAMP.

30049/20069

FULL PERMISSION

PROPOSAL

Proposal is for the erection of a two storey dwelling with detached double garage in front. Dimensions of the dwelling are 14.6 m x 6 m pair and 8.5 m part width x 7.6 m high. The double garage is 6.2 m square x 5.7 m high.

Materials for both buildings are render with tiled roof (no details of tile profile or colour are given).

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objections from a highway view point subject to the details of access, visibility, parking and turning shown on the drawings being provided prior to the occupation of the dwelling.

PARISH COUNCIL no objection subject to roof colours matching those of other properties in the locality. The site is highly visible from the Village Road and particularly across the open fields to the rear, and the Council is asked to consider proposing measures to reduce the impact.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policies S1 (general) and S2 (design).

ASSESSMENT

The site lies within the village development boundary for Hatch Beauchamp, where the principle of a new dwelling is acceptable.

However, the proposed design is considered to be unacceptable, and also out of keeping with other development on adjacent sites.

The main concern relates to the front elevation which contains a large number of openings of different types, styles and sizes, creating an unbalanced elevation, with an unsatisfactory relationship of solid to void.

The roof is hipped and tiled, and would not be in keeping with other dwellings adjacent to the site which are predominantly grey slate.

The double garage is detached from the dwelling in a prominent position. The roof is fully hipped and would emphasize the hipped roof of the dwelling.

The site is open with little existing screening, and although set well back on the site in relationship to adjacent dwellings, the proposed development would be highly visible from the main road.

RECOMMENDATION

Permission be REFUSED on the grounds that the proposed dwelling by reason of its poor design and inappropriate materials is out of keeping with existing dwellings in the area. The proposal would not reinforce the local character and distinctiveness of the area, the landscape setting of the site and the street scene and is contrary to Taunton Deane Local Plan Revised Deposit Policy S2(A).

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: