

22/2003/019

MR & MRS S J P PADDICK

CREATION OF VEHICULAR ACCESS AND PARKING AREA, 2 NETHERCOTT WAY, LYDEARD ST LAWRENCE.

12926/32024

FULL PERMISSION

PROPOSAL

The proposal is for the demolition of a low stone wall and removal of earth bank to create a vehicular access and hardstanding to the front of the property.

An application was recently refused for a similar proposal at the same address on 15th October, 2003 (application 22/2003/016). The application was refused because of the lack of turning facilities.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY have no objection subject to conditions regarding no obstruction, vehicles to be parked only in connection with development, surface treatment to be agreed.

PARISH COUNCIL object to application because of poor visibility, as property very close to primary school and its traffic; visual impact of removing bank and concreting area would be detrimental to the street.

POLICY CONTEXT

Policy S1(D) of the Taunton Deane Local Plan Revised Deposit is relevant to this application as it seeks to prevent harm to the appearance and character of the street scene.

Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review is also relevant to this application having regard to highway safety.

ASSESSMENT

Since the previous refusal the proposal has been altered to provide a larger turning area and now involves the removal of the complete frontage to the property and a lengthening of the depth of the hardstanding. These alterations have overcome the concerns that the County Highway Authority had with the previous application.

The site is to the front of a mid terraced property fronting onto the highway leading into the village. The end-terraced properties have existing vehicular access into their properties. Though the removal of the bank and wall will have some impact on the street scene, considering the existing access and the interests of highway safety, the proposal is considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of surface treatment to be submitted, access to be kept unobstructed. Notes re compliance, permit from Highway Authority.

REASON(S) FOR RECOMMENDATION:- Whilst the proposal will have some adverse affect on the visual amenity of the street this is not deemed to be so significant as to warrant permission being refused. The proposal has been amended to meet the requirements of the County Highway Authority and is considered to satisfy the requirements of Taunton Deane Local Plan Revised Deposit Policies S1 and S2 and Somerset and Exmoor National Park Joint Structure Plan Review Policy 49.

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: