

30/2008/026

KERIAN DEVELOPMENTS LTD

ERECTION OF TWO DWELLINGS AND PARKING FOLLOWING DEMOLITION OF OASIS, BLAGDON HILL

321089/118496

FULL

PROPOSAL

The proposal is to demolish the existing two storey rendered dwelling and erect two small three bedroomed units in its place set to the rear of the site with access and parking for 4 vehicles. The access and visibility would be improved across the site frontage.

CONSULTATIONS AND REPRESENTATIONS

LANDSCAPE OFFICER: Subject to details of landscaping and rear garden boundary treatment the proposals will not have a significant landscape impact.

NATURE CONSERVATION OFFICER: The submitted survey for protected species concluded that bats do not roost in the building to be demolished and therefore are not a material consideration. The report identified the garden as marginal suitability for slow worms. I agree with the report that there is a low likelihood of the presence and further survey work is unnecessary in this instance. I support the report recommendations for a precautionary destructive search before work commences on site. I suggest conditions concerning slow worms and site clearance.

DRAINAGE OFFICER: I note that surface water is to be discharged to soakaways. These should be constructed in accordance with Building Research Digest 365 and made a condition of any approval. With regards to foul drainage I note the application form states "unknown". Details will need to be agreed before approval.

WESSEX WATER: The development is located in a foul sewered area. It will be necessary for the developer to agree a point of connection to the system. There is a public sewer in the area and diversion or protection may be necessary. An informative should be placed on any decision to ensure protection of infrastructure. It is proposed to discharge surface water to soakaway and the surface water should not be discharged to the foul sewer. There is mains water in the vicinity and a point of connection can be agreed at detailed stage.

PARISH COUNCIL: The proposal represents an overdevelopment of the site out of keeping with the general scale and character of existing properties in the vicinity. It would result in a development of a relatively cramped appearance and would detract from the visual amenity of the area. The erection of one dwelling only on the site is considered to be more appropriate form of development. The proposal for plot 2 would furthermore be unneighbourly and adversely affect the adjacent property by reason of being backland development and having poor access. It would have an overbearing effect on No 3 Pickeridge View.

6 Letters of objection on the grounds of proposal unreasonable, overdevelopment in back garden, too close to boundary, maintenance issues, overbearing impact, loss of outlook and view, cramped and substandard parking, on road parking would be a hazard here, precedent, plan print too small to read, part outside envelope, impact

on drainage, construction may lead to trespass, impact on wildlife, impact on health with fumes and noise from parking, tree loss, negative impact doubling car use, 2 houses and 2 vehicles each would be a parking and traffic nightmare and danger to pedestrians.

POLICY CONTEXT

Somerset & Exmoor National Park Joint Structure Plan Review

STR1 – Sustainability

STR5 – Development in Rural Centres and Villages

Policy3 – Areas of Outstanding Natural Beauty

Taunton Deane Local Plan

S1 – General Requirements

S2 – Design

M4 - Parking

EN10 – AONB

ASSESSMENT

The application for two dwellings is a revised one following the withdrawal of two previous schemes, one for 4 units and one for two detached houses. The current scheme proposes the demolition of the existing two storey rendered dwelling and its replacement with two detached properties.

The main considerations are the impact on the character of the area, residential amenity, design and highway safety.

The revised scheme takes into account the previous concern of the Highway Authority and provides for access, parking and turning within the site plus improved visibility at the access. In order to achieve this the dwellings are set to the rear of the site. Parking is provided for 4 vehicles, one within a garage of plot 1 and the others set within a landscaped parking area to the front. Parking already takes place in front of the adjacent cottages and adequate boundary treatment to screen the adjacent dwelling from the proposed parking is considered necessary.

The dwellings are two storey and are of a rendered and stone construction with slate roof and tiled roof. The frontage of plot 1 that is the main elevation visible in the street scene is to be stone faced and this is considered to reflect the character of the street scene. The layout is a tight one in relation to the boundaries of the site (eg. plot 2 is within 1m of the northern boundary) but this is considered to reflect the character of other properties in the vicinity. The site lies within the settlement limit of the village and the proposal is not considered to have a detrimental impact on the character of the AONB. Plot 2 is set to the rear of the existing cottages at right angles to the road, however this plot has been re-sited to the north-west of the site so as not to directly obscure the end of the cottage facing west. This plot is designed to not cause direct overlooking of existing adjacent dwellings and the scheme is not considered to adversely affect the amenity of neighbours to warrant an objection to the scheme.

There will be new landscaping controlled by condition to improve the frontage layout and conditions are proposed to address the wildlife mitigation issues identified in the wildlife report relating to slow worms and site clearance.

The layout provides for two dwelling units within the settlement limit and on balance the impact on the character of the street scene, the amenity of neighbouring properties, wildlife and highway safety is one that is considered to be acceptable and the application is therefore recommended for approval.

RECOMMENDATION

Permission be granted subject to conditions of time limit, materials, landscaping, walls/fences, drainage, slow worms, site clearance, parking/access, windows recessed and visibility across site frontage.

REASON(S) FOR RECOMMENDATION:- The proposal is not considered to adversely affect the character of the area or residential amenity of adjacent dwellings and to satisfy highway safety issues and to comply with Taunton Deane Local Plan policies S1, S2, M4 and EN10 and material considerations do not indicate otherwise.

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

CONTACT OFFICER: 356398 MR G CLIFFORD

NOTES: