

02/09/0007

MR M DENNEHY

RESERVED MATTERS APPLICATION FOR A PROPOSED NEW DWELLING ON LAND ADJACENT TO BROOKLANDS, ASH PRIORS (OUTLINE APPLICATION 02/08/0001)

315223.129183

Reserved Matters

—

PROPOSAL

This is an application for reserved matters following outline permission being granted in April 2008, reference 02/2008/001.

The proposal comprises a detached 2-storey, 3-bedroomed dwelling with associated garden area and 2 no. off street parking spaces.

The new house would replace an existing single-storey, redundant stable block. The layout follows the arrangement illustrated on the outline application, with the dwelling fronting the highway, a garden area to the rear, and pedestrian and vehicle access from the existing private driveway to the south.

SITE DESCRIPTION AND HISTORY

Outline application 02/2008/001 was in turn a renewal of outline permission 02/2005/001.

The site abuts the designated Conservation Area.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SOMERSET COUNTY COUNCIL - TRANSPORT DEVELOPMENT GROUP - It is noted that this is a reserved matters application following on from outline permission. the comments and any recommended conditions remain equally applicable to the current application.

It is noted that there is a 1750mm block wall to be erected to the rear of the dwelling, and it is advised that this wall should not be any higher than 900mm so that there is a level of inter-visibility provided, for vehicles emerging from the parking areas to see other vehicles using the private access in connection with the other dwellings.

ASH PRIORS PARISH COUNCIL - Strong objections to it. Their views have not changed. 1. This would be a crowded, inappropriate and unsightly development and would seriously damage the visual amenity of the Conservation area to which it is immediately adjacent. 2. There are no arrangements for foul water drainage since there is no mains drainage and currently no access to existing septic tank drainage. 3. Vehicle parking would potentially cause obstruction to the lane and impede access for emergency vehicles.

Representations

5 letters of objection have been received on the grounds that: there is no mains

drainage in the village and therefore alternative foul drainage will be required, and the current treatment plant does not have any additional capacity; parking problems would be created; there is an issue with a party wall that needs to be removed; the dwelling would be squashed into the plot resulting in overdevelopment; the lane is too narrow, and road safety problems would be exacerbated; the development would be out of character with the whole village; and the footprint is too close to the road, and should be set back.

1 letter of support has also been submitted on the basis that the replacement of run-down buildings would enhance the appearance of the village.

PLANNING POLICIES

S1 - TDBCLP - General Requirements,
S2 - TDBCLP - Design,
EN14 - TDBCLP - Conservation Areas,

DETERMINING ISSUES AND CONSIDERATIONS

The principle for a dwelling has clearly been established by the outline permission. The design proposed is considered in keeping with the character of the area and residential amenity would not be unduly affected through the removal of the existing building and the character and appearance of the Conservation area would be enhanced, The County Highway Authority raise no objection in road safety terms. The issue of the party wall is not a matter for the Committee to consider, and the drainage detailing can be resolved through discussion with the drainage officer/building regulations. The agent has been asked to clarify the issue raised by SCC Transport relating to the height of the rear wall.

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

The proposal is considered not to have a detrimental impact upon visual or residential amenity and is therefore considered acceptable and, accordingly, does not conflict with Taunton Deane Local Plan Policies S1 (General Requirements) and S2 (Design).

RECOMMENDED CONDITION(S) (if applicable)

Notes for compliance

- . The applicant is reminded of the need to comply with and discharge the conditions attached to the outline permission 02/2008/001.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.

CONTACT OFFICER: Mr J Grant Tel: 01823 356465