

23/2005/026

MR & MRS I C WALKER

ERECTION OF NEW DWELLING TO SIDE AND OF TWO GARAGES TO REAR OF 8 FAIRFIELD TERRACE, MILVERTON AS AMENDED BY APPLICANTS LETTER DATED 7TH SEPTEMBER 2005, LETTER DATED 8TH SEPTEMBER 2005, TREE SURVEY DATED 17TH SEPTEMBER 2005, LETTER DATED 19TH SEPTEMBER WITH ACCOMPANYING PLANS 3065-2B, 3B, SE, 10C AND 12A, LETTER DATED 29TH SEPTEMBER 2005.

11862/26086

FULL PERMISSION

PROPOSAL

The proposed development comprises the erection of detached two-storey dwelling, with a detached double garage, within the substantial garden of a property. The property forms part of a row of pairs of 'detached-semi' properties.

Amended plans have been received, relocating the garages and altering the drive/hardstanding to the front of the proposal.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY site within development limit of Milverton with access from private lane, close to B3187, Wood Street; amended plans have addressed previous concerns; though parking and turning slightly restricted it is considered acceptable in the circumstances; conditions imposed include area to be clear from obstruction and only used for parking/turning; consolidated surface; garages only to be used for parking of vehicles; details of disposal of surface water to be submitted. COUNTY ARCHAEOLOGIST limited or no archaeological implications to this proposal and we have no objections on archaeological grounds. WESSEX WATER recommends note for points of connection and easement. RIGHTS OF WAY any new drainage must be directed away from the Right of Way.

LANDSCAPE OFFICER existing Beech tree west of public footpath mean that proposed dwelling would not meet the Council's guidance height guidance. The group of trees have significant local amenity and are likely to be under pressure if the proposals are allowed. Comments on addition information: given the 22m height and 15m distance I am happy that the proposal now meets the Council guidance.

PARISH COUNCIL no objection to principle of dwelling, concern regarding design of the rear of the dwelling and access from car park that serves Lower Fairfield. Comments on the amended plans: no amendments to the design at the rear of the property, objection to this element should remain; concerns about safety of access and egress to new garages; vehicle parked on hardstanding would be too close to access of Fairfield terrace and Wood street and would pose a hazard; if TDBC minded to approve

conditions should prevent the construction of the hardstanding; parking space too 'tight' to front of dwelling, Parish Council recommends a condition to redesign car parking space; not adverse to the principle of building a house on this site, consider this proposal cramped and concern regarding access.

TWELVE LETTERS OF OBJECTION raising the following: car park to rear not for Fairfield Residents and cannot accommodate 24 cars; building two garages will limit the parking spaces; car park is accessed by drive along the length of our property, the garages will lead to increase in traffic with noise and pollution, a concern as our son has asthma; deliveries and contractors may use car park, reducing spaces further; no street lighting in car park; balcony would cause loss of privacy to my patio; back of proposed house is modern and out of character with surrounding properties; concern regarding access to Fairfield Terrace; will proposal set a precedent; value of properties; would lead to unnecessary development in this quiet location; concern over increased demand to foul sewer, as problems have previously occurred; side elevation of proposal abuts a dense array of trees and will preclude the passage of any natural daylight into the windows on this elevation

TWO LETTERS OF OBJECTION TO AMENDED PLANS area suggested to be hardsurfaced by County Highway Authority will encourage parking in front of dwelling with no turning within the site; hardstanding to front of dwelling should be grass to prevent parking, edging kerbs should be used to prevent egress; tarmac area to front of existing house should be increased to hedge line; plan does not show the correct line of southern edge of shared accessway, reducing area to front on dwelling for parking and turning; turning into access from Wood Street is sharp, any reduction in roadway should be resisted; parking will involve complicated manoeuvre; scaffolding to west elevation of proposed dwelling should not obstruct abutting public footpath; parking and turning for Fairfield Terrace should not be used for storage of construction materials; balcony is out of character with rear elevations; turning entrance should be enlarged/improvement

POLICY CONTEXT

The site lies within the defined settlement limits where there is a presumption in favour of new residential development subject to meeting the criteria set out in Policy H2 of the Taunton Deane Local Plan, which includes that: - small-scale schemes will not erode the character or residential amenity of the area. The criteria of Policy S1 (General Requirements) of the Taunton Deane Local Plan also apply in respect of traffic, accessibility, wildlife protection, character of area, pollution, health and safety. Policy S2 (Design) requires good design appropriate to the area. Policy M4 (Residential Parking Requirements) is also relevant.

ASSESSMENT

Objectors concerns have been met by relocating the garage block, so no access will need to be gained from the car park. Furthermore, there will be no loss of parking to the car park. The applicant has overcome other concerns by amendments and additional information. A tree survey has been submitted, overcoming the concerns of the landscape officer. The foul drainage from the site will run directly to the foul sewer, rather than connecting to the existing private sewer. It is also proposed to connect 8 Fairfield Terrace directly to the foul sewer. The amended plans have satisfied the highway authority that the development will not harm highway safety, subject to certain conditions.

The objector to the balcony is approximately 75m away, from dwelling to dwelling, and the balcony would be approximately 45m to the boundary of the objectors property. Given the distance to the objector, the balcony is not considered to detrimentally harm the privacy of this property.

The new dwelling has been designed to maintain the appearance of Fairfield Terrace at the front elevation, which is a prominent raised site. The rear elevation is proposed to be constructed of timber, with a large number of openings, to address sustainability. These openings will compensate the small openings on the side elevations, and make most use of this South facing elevation. The rear elevation is not considered to detract from the character of the area.

The site is within the settlement limits of Milverton outside of the Conservation Area. The site is of adequate size to enable a detached dwelling to be erected, and the proposal is considered to meet the criteria of Local Plan Policy.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, no obstruction to turning/parking area, consolidated surface, surface water, garage for parking vehicles only, obscure glazing to East and West elevation and no additional windows.

REASON(S) FOR RECOMMENDATION:- The proposal is considered to be acceptable having regard to the location within the settlement limits and it would have no adverse effects on the amenities of neighbouring properties, it is considered to be in accord with Policies S1, S2, and H2 of Taunton Deane Local Plan Revised Deposit.

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: