

25/2004/015

PARKGATE HOUSE LTD

ERECTION OF DWELLING ON LAND ADJACENT 23 MANOR PARK, NORTON FITZWARREN AS AMENDED BY DRAWING NOS. 1604/2A, 3A, 4A RECEIVED 9TH AUGUST, 2004

19245/26009

FULL PERMISSION

PROPOSAL

The proposal is for the erection of a new dwelling on land adjacent to 23 Manor Park. The site was previously used as curtilage to 23 Manor Park; outbuildings are on the site, some of which will be demolished. The dwelling measures approximately 6.5 m x 9 m, the rear of the property increases from 6.5 m to 9 m as the building angles to follow the line of the boundary; the height to the ridge is 8 m. Materials to be approved.

Amended plans have been received removing the large dormer from the front of the dwelling.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection.

DRAINAGE OFFICER no objection.

PARISH COUNCIL have two concerns:- appears to be over development of the site; dwelling may be out of character for the area.

ONE LETTER OF OBJECTION raising the following:- proposal will squeeze house into unsuitable garden area and will not be aligned with existing properties; will overlap our house, being overbearing and intrusive, obliterating much of our natural daylight and affecting privacy to our garden; parking implications due to two properties in the space originally designed for one; out of keeping with existing housing and will affect well planned and popular estate.

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 H1 of the Taunton Deane Local Plan Revised Deposit, which includes that:- small-scale schemes will not erode the character or residential amenity of the area. The criteria of Policy S1 of the Taunton Deane Local Plan Revised Deposit also apply in respect of traffic,

accessibility, wildlife protection, character of area, pollution, health and safety. Policy S2 requires good design appropriate to the area.

ASSESSMENT

The new dwelling is set back approximately 4 m from the front of 25 Manor Park, and 1.5 m from 23 Manor Park. The building has been set back to allow for the size and shape of the dwelling, and to allow for two car parking spaces to the front of the dwelling. Some landscaping has been proposed to soften the set back of the building. The dwelling will protrude beyond the rear of 25 Manor Park by 3 m, and is approximately 2 m away from the dwelling. This is considered to be acceptable, and accords with the Taunton Deane Design Guide for extensions. Given the size of the site and its location within the settlement limits, the proposal is considered not to have an adverse impact on the neighbouring property, and is therefore considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, landscaping, boundary treatment, parking spaces surfaced, no first floor windows. Notes compliance, contact Wessex water, energy and water conservation, meter boxes.

REASON FOR RECOMMENDATION:- The proposal accords with the requirements of Policy H1 of the Taunton Deane Local Plan Revise Deposit, in that a dwelling can be accommodated without material adverse impact upon adjoining properties.

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: