

31/2003/032

MR J PIDGEON

**ERECTION OF 2 DWELLINGS WITH GARAGES ON LAND ADJOINING
THORNHAMS, HENLADE AS AMENDED BY PLAN RECEIVED 9TH JANUARY,
2004**

26798/24171

RESERVED MATTERS

PROPOSAL

This reserved matters application comprises the erection of 2 No. 4-bedroomed detached dwellings, one with an attached double garage, the other with a detached double garage. The site forms part of the large garden area of Thornhams. Vehicular access is off the A358. The application has been amended by a plan which sets the more southerly of the dwellings a further 3 m back into the site in order to avoid any future conflict with an attractive walnut tree on the highway boundary.

Outline planning permission was granted in September 2003, reference 31/2003/023, for the erection of two dwellings.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY reminds that visibility splay condition should be complied with, and that there should be 2 parking spaces per dwelling. WESSEX WATER should this have any implications on Wessex Water infrastructure I would be happy to comment.

LANDSCAPE OFFICER my main concern is the proximity of the more southerly dwelling to the walnut tree. I recommend that there should be a distance of 10 m to allow the tree to mature and avoid future conflict. The eastern boundary fence line is very high at 2.4 m. I suggest climbers and shrubs should be planted to soften its impact, especially near the entranceway. DRAINAGE OFFICER view awaited.

PARISH COUNCIL consider that the dwellings are too large and should be reduced in size.

POLICY CONTEXT

Policy H1 of the Taunton Deane Local Plan allows residential development within settlement limits provided, inter alia, a coherent approach to the overall length is adopted.

Policies S1 and S2 of the same Local Plan also accept development provided, inter alia, no adverse impact on visual and residential amenity.

ASSESSMENT

This application seeks reserved matters approval for the siting, design and external appearance of the buildings; for the foul and surface water drainage arrangements; for landscaping details; for the enclosure details and for the disposal of surface water so as to avoid discharge onto the highway.

Whilst the Parish Council consider the dwellings too large, they are in fact smaller than some neighbouring houses and considered in keeping with the established character of the area. Siting, design and external appearance are consequently considered acceptable. The submitted landscaping and enclosure details are also considered acceptable. In respect of drainage details, however, the observation of the Drainage Officer had not been received.

RECOMMENDATION

That subject to no adverse observation being received from the Drainage Officer, permission be GRANTED subject to conditions of climbers and shrubs planting. Note re compliance with conditions of 31/2003/023.

REASON(S) FOR RECOMMENDATION:- The application site lies within the settlement limits of Henlade and it is considered that the scale and design of the dwellings is appropriate. The scheme will not harm the appearance of the street scene or significantly harm neighbouring amenity. Therefore the proposal accords with Taunton Deane Local Plan Revised Deposit Policies S1 and H1.

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: