

38/2004/029

MRS A J OWENS

**ERECTION OF DWELLING WITH INTEGRAL GARAGE AND ALSO A DETACHED GARAGE (TO BE USED IN CONNECTION WITH NO. 44) ON LAND TO NORTH OF 44 HAINES PARK, TAUNTON.**

22133/23251

OUTLINE APPLICATION

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**PROPOSAL**

The proposal is an outline application for the erection of a dwelling with an integral garage on land to the north of 44 Haines Park. It is also proposed to erect a garage to serve No. 44. The site is 14.5 m at its widest point and has a maximum depth of 28 m. The site is situated adjacent to an area of open space. Access details have been reserved for subsequent approval, however the applicant has confirmed that it is intended to gain access from Haines Park (as opposed to Pikes Crescent at the rear of the site). The applicant also confirms that it is the intention to demolish the existing garage which is adjacent to Pikes Crescent. An illustrative plan has been submitted to show how a dwelling could be accommodated on the site.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY recommend conditions covering sufficient off road parking, garage to be 6 m from highway, access, dropped kerbs, visibility, entrance gates to be 4.5 m back from carriageway, gradient, disposal of surface water, the Pikes Crescent access to be stopped up and note regarding Section 184 Permits. COUNTY ARCHAEOLOGIST no objections. WESSEX WATER the development is located within a sewered area, with foul and surface water sewers available. There are also water mains within the vicinity. The developer should agree points of connection onto Wessex systems.

LANDSCAPE OFFICER subject to retaining the existing boundary hedge, with no construction works within 1 m of it, and the planting of a tree in the north east corner of the site, the proposals should not have a significant landscape impact.

4 LETTERS OF OBJECTION AND 1 LETTER OF REPRESENTATION have been received on the following grounds:- it will impact on the public open space; it is an unacceptable increase in housing density; overlooking, leading to a loss of privacy and amenity; there is a shortage of parking, which will be exacerbated; it contravenes the development plan; the original development excluded overdevelopment and planning limited density, which should still be valid; if objections are ignored conditions should be applied limiting the height; access should be from Haines Park only, restricting working hours of construction, restricting dust and mud nuisance, enforcing infringements; the development should be in keeping and the Eucalyptus tree protected; strongly object to access onto Haines Park; the only space available is the corner, which is an emergency service turning area, visitors will block this and the road which is unacceptable; access through Pikes Crescent would give rise to safety issues as it is a busy narrow road,

close to a junction with limited visibility; loss of views and outlook; loss of light; there must have been a good reason why the developers of Haines Park did not originally put up a further structure; would suspect it was deemed to impinge on the benefit of the open space; it will seriously detract from the open recreation area and reduce its environmental benefits by bringing the building line to the edge of the area; there are no other properties bounding this area, which is to the benefit of those using it; access onto Haines Park will lead to congestion and inconvenience to nearby residents; access to Haines Park will be detrimental because of the site levels, which make access awkward, causing owners to park on the narrow road leading to obstruction; the access will be steep; the proposal will restrict access to neighbouring drives; properties in the area have suffered subsidence and therefore foundations should be adequate.

## **POLICY CONTEXT**

Policy S1 (general) of the Taunton Deane Local Plan Revised Deposit stipulates that development should not lead to road safety problems, nor harm the appearance of any affected street scene or significantly harm neighbouring amenity. Policy H1 (housing within classified limits) states that small scale schemes should not erode the character or residential amenity of existing residential areas. Policy M3a sets residential parking standards.

## **ASSESSMENT**

The site is located within the settlement limits of Taunton as identified in the Taunton Deane Local Plan Revised Deposit. The plot is of sufficient size to accommodate a dwelling. The Highway Authority do not consider that the scheme will lead to the obstruction of the cul-de-sac's turning area, nor do they have any objections on highway safety grounds in general. Conditions are recommended to ensure that sufficient off road parking is provided and it is not considered that the proposal will lead to an unreasonable increase in pressure for on street parking, congestion or cause unreasonable nuisance for neighbours.

A condition is recommended to ensure that the hedgerows along the northern boundary of the site, adjacent to the area of open space, will be retained and that there be no construction works within 1 m of it. Therefore the building line of the dwelling will not sit directly on this boundary. It is not thought that the proposal will significantly impact on the use or enjoyment of the area of open space.

The proposed dwelling will not lead to an unacceptable increase in the housing density of the area, nor will it lead to the loss of an important public view.

Concerns raised regarding potential overlooking , loss of light, loss of privacy etc. will all be addressed at the Reserved Matters stage.

Concerns regarding the foundations will be dealt with at the Building Regulations stage. Many of the other matters raised are not planning considerations.

For these reasons the proposal is considered to be acceptable.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of all details to be submitted, reserved matters time limit, commencement, site levels, materials, landscaping, trees to be retained, protection of trees, boundary treatment, hedge to be retained, no construction works within 1 m of hedgerow, sufficient parking, garage to be 6 m from highway, details of access, visibility, entrance gates, existing access from Pikes Crescent to be stopped up . Notes re surface water drainage, section 184 permit, dropped kerbs, disable persons act, energy conservation, meter boxes, water conservation, Part M of building regs, level access, works to be carried out in accordance with plans, connection onto Wessex Water systems, landscaping, care during construction.

REASON(S) FOR RECOMMENDATION:- The application site lies within the settlement limits of Taunton and it is considered that the proposal will not be prejudicial to highway safety or harm the character or appearance of the area. Therefore, the proposal is considered to accord with Taunton Deane Local Plan Revised Deposit Policy H1.

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

**CONTACT OFFICER: 356463 MR D ADDICOTT**

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