

38/2004/135

MR M P MCLAUGHLIN

**ERECTION OF BUNGALOW AND GARAGE ON LAND TO REAR OF 36/38
GREENWAY CRESCENT AND ERECTION OF GARAGES FOR NOS. 36 AND 38
GREENWAY CRESCENT, TAUNTON**

22396/26018

RESERVED MATTERS

PROPOSAL

The application site forms part of the rear garden of 38 Greenway Crescent which also wraps around behind No. 36 and part of No. 34. The site is bounded by domestic gardens and the flank wall of No. 4 Asquith Street. Access is shown via the joint access between Nos. 36 and 38 and garages are provided for each of these existing dwellings. Outline permission was granted on 29th January, 2004. The detailed drawings show a traditional 2/3 bedroom bungalow with integral garage.

The applicant is a member of staff.

CONSULTATIONS AND REPRESENTATIONS

None received.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policy H1 - Housing development will be permitted within defined limits of settlements, provided that: (A) there is safe and convenient access by or on foot to facilities and employment. In the case of proposals of a significant scale, bus or walking access to a town centre or rural centre will be required, taking account of any off-site works proposed in accordance with criteria (B); (B) necessary provision is made for off-site public transport, cycling and pedestrian facilities and highway improvements to cater safely for the expected number of trips generated by the development and minimise the proportion of car trips; (C) traffic calming, pedestrian, cycle and bus measures are incorporated where necessary to give priority to safe and convenient access and circulation by means other than the car; (E) the layout allows people with impaired mobility or a disability safe and convenient access and movement to and between dwellings by careful positioning of potential obstructions, ramps, dropped kerbs, textured surfaces and reserved car parking; (G) small scale schemes in existing residential areas will increase the development density of these areas without individually or cumulatively eroding their character or residential amenity; (H) a coherent approach to the overall design is adopted, including layout, landscaping, building designs, materials, open spaces and circulation routes, to create locally distinctive developments well related to their surroundings; and (I) existing and proposed dwellings will enjoy adequate privacy and sunlight.

ASSESSMENT

The principle of a bungalow in this location is established by the outline consent. The building proposed can be accommodated on the site without undue impact on any of the surrounding properties and is of a design that is considered appropriate in this location. Garaging for the existing properties, as well as that proposed is shown in accordance with the requirements of the outline permission.

RECOMMENDATION

Subject to the receipt of any representations raising new issues by 21st April, 2004 the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and reserved matters approval be GRANTED subject to condition re materials. Note re conditions on outline.

REASON(S) FOR RECOMMENDATION:- The proposed bungalow is of an acceptable design and will not result in any material adverse impact upon adjoining properties. The proposal therefore accords 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.

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NOTES: