

14/2005/036

MR J ULRICO

**ERECTION OF DWELLING TO REAR OF 1 PADDOCK CLOSE, CREECH ST MICHAEL.**

27119/26099

OUTLINE APPLICATION

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**PROPOSAL**

This is an outline application (with all matters reserved) for a new bungalow in the rear garden of No. 1 Paddock Close. The existing property is a bungalow on a corner plot at the junction of the main estate road, West View, with Paddock Close, a short cul-de-sac.

An illustrative plan shows a plot with a frontage of 7 m to West View, widening at the rear of 12.8 m. The average depth is some 23 m. A two-bedroomed bungalow is shown which has the lounge window 2 m from the boundary, and the two bedroom windows facing the rear boundary at distances of 2.4 m and 4.7 m. the rear of the bungalow would be 0.8 m from the northern boundary. The existing bungalow will be 1.5 m from the boundary between the 2 plots and the 2 bungalows will be just over 2 m from one another.

The existing garage to No. 1 Paddock Close will be removed as this is part of the proposed site. 3 parking spaces are shown in the driveway for the existing dwelling; and 2 spaces are shown in the proposed drive for the new bungalow.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY no highway objection subject to suitable means of access. The access should be 3.0 m wide and 2 parking spaces to be provided for the proposed dwelling. WESSEX WATER detailed comments on drainage.

DRAINAGE OFFICER requires a surface water note.

PARISH COUNCIL objects - (1) overdevelopment, (2) entrance too close to highway; and (3) would not be in line with other houses.

2 LETTERS OF OBJECTION have been received raising the following issues:- overdevelopment, the dwelling will be inappropriately squeezed in between other dwellings; another access would be dangerous close to a busy junction, will cause traffic problems; loss of established bushes and plants would be inappropriate; intrusion on privacy, overlooking of other dwellings in close proximity; out of keeping with surrounding properties which are situated within reasonable grounds; devalue properties close by.

4 LETTERS raising no objection refer to no impact in Paddock Close; suitable access and parking provided.

## **POLICY CONTEXT**

Taunton Deane Local Plan Policy S1 advises that road improvements should not lead to environmental degradation by visual impact; the appearance and character of any affected landscape, settlement, building or street scene should not be harmed as a result of development. Policy S2 requires development to reinforce the local character and distinctiveness of the area, including the landscape setting of the site and any settlement, street scene and building involved. Policy H2 for housing within classified settlements requires that new housing, inter alia, should increase development density of area without individually or cumulatively eroding their character or residential amenity and that existing and proposed dwellings will enjoy adequate privacy and sunlight.

## **ASSESSMENT**

The illustrative plan indicates a small 2 bed bungalow 66 sq m , but the property would have a minimal size rear garden. One bedroom window would face the side wall of a garage of an adjacent property (No. 2 Paddock Close) at just over 2 m and the lounge window would face the southern boundary at a distance of 3 m. The proposed dwelling would be hemmed in by existing properties with little daylight/sunlight or outlook to the windows. The proposal is a contrived solution on a cramped site.

The estate was built in the 1960s with a mix of houses and bungalows, but most of the properties have gardens which give a spacious feeling to the estate particularly the corner plot. The additional dwelling on a rear garden, so close to 32 West View and the reduction in the garden to 1 Paddock Close, would detract from the existing pleasant character of the street scene and the estate.

## **RECOMMENDATION**

Permission be REFUSED for the reasons of (1) The proposed dwelling will be in close proximity to the boundaries of the site and to other adjacent properties, and this would detract from the amenities of the occupants of both the existing and proposed dwellings. The proposal constitutes a continued and cramped form of development on a restricted site, and would be contrary to Taunton Deane Local Plan Policies S1, S2 and H2, and (2) an additional dwelling on this restricted site would detract from the pleasant spacious character of the street scene and from the estate in general, and would be contrary to Taunton Deane Local Plan Policies S1, S2 and H2.

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

**CONTACT OFFICER: 356468 MRS H PULSFORD (MON/TUES/WED)**

NOTES:

