

19/2004/009

MR M BAKER

ERECTION OF DWELLING (INCLUDING BALCONY TO REAR), CHANGE OF USE OF STRIP OF LAND ADJOINING FROM AGRICULTURAL TO DOMESTIC, ADJACENT TO 8 CRIMTHORNE COTTAGES, HATCH BEAUCHAMP (AMENDED PROPOSAL).

30398/20654

FULL PERMISSION

PROPOSAL

Planning permission was granted in March this year for the erection of a new dwelling and change of use of a strip of land to domestic. The current proposal has the same design and change of use of land but now includes the construction of a balcony on the east side of the dwelling facing out across open countryside. The dwelling would be rendered with a tile roof to match the existing dwellings.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL object as the changes to the approved dwelling would be out of proportion to the approved dwelling and the other dwellings in the row.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit the following policies are considered especially relevant :- S2 Development must be of a good design. Its scale, density, height, massing, layout, landscaping, colour, materials and access arrangements will be assessed to ensure that the proposal will reflect the local environment. Policy H1 allows housing development within the settlement limits of Hatch Beauchamp subject to various criteria (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; (I) existing and proposed dwellings will enjoy adequate privacy and sunlight. H19 Extension to dwellings will be permitted provided they do not harm: (A) the residential amenity of other dwellings; (B) the future amenities, parking, turning space and other services of the dwelling to be extended; and (C) the form and character of the dwelling and are subservient to it in scale and design.

The permitted dwelling was considered to reflect the local area and with new boundary hedging between the site and the agricultural land beyond, was considered to be in accordance with policies S2 and H1. The current application adds a balcony to the side elevation and this alteration has been assessed against Policy H19.

ASSESSMENT

The principle and design of the dwelling has been agreed. The addition of a balcony has therefore been considered as an extension to that dwelling. The balcony would be constructed of rendered piers with metal railings above. The location of the balcony would ensure that existing residential dwellings were not overlooked and the proposed hedge planting along the boundary with the agricultural land would soften the impact of the balcony from views when travelling into Hatch Beauchamp from the east. Proposal considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, landscaping, fencing, removal of permitted development for extensions; gates to be hung to open inwards; access to be drained; visibility; parking; first floor window to be obscure glazed and fixed opening; no new windows in the first floor wall facing Crimthorne Cottages. Notes re infrastructure charges; soak away; foul sewer; contact TDBC housing; access

REASON(S) FOR RECOMMENDATION:- The proposal lies within the settlement limits of Hatch Beauchamp and is considered to comply with the requirements of 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: