

29/2004/013

MR & MRS R NEWBERY

**ERECTION OF REPLACEMENT DWELLING AND DETACHED DOUBLE GARAGE,
HILL VIEW, BISHOPSWOOD.**

25490/12807

FULL PERMISSION

PROPOSAL

The proposal comprises the erection of a replacement dwelling on the main road through Bishopswood. A dilapidated single storey bungalow would be replaced with a two storey dwelling and detached double garage.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY recommends conditions.

PARISH COUNCIL no objections.

POLICY CONTEXT

Policy S1 of the Taunton Deane Local Plan Revised Deposit seeks, inter alia, to safeguard visual and residential amenity. Policy EN10 seeks to safeguard the character and appearance of AONB's from inappropriate development.

ASSESSMENT

The property is within the settlement limits of Bishopswood and is therefore acceptable in principle. In addition, the design characteristics, scale and size of the dwelling are also considered agreeable. Notwithstanding this however, it is considered that neighbouring properties on either side would be adversely affected by an unreasonable degree of overlooking, and on this basis the proposal is not acceptable.

RECOMMENDATION

Permission be REFUSED for the reason that the proposed development is considered unsatisfactory in that the adjacent properties 'Downfield' and 'Fairmont' would be overlooked to an unreasonable degree thereby causing loss of privacy and residential amenity for the occupiers of those dwellings. Accordingly the proposal is considered contrary to Taunton Deane Local Plan Revised Deposit Policy S1. Note re the proposal may be considered acceptable either by the omission of the rear balcony and kitchen and living windows to the north-west elevation, or by a greater degree of 'digging-in' of the dwelling into the sloping land.

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: