

19/2006/020

MR M GRAINGER

DEMOLITION OF GARAGE AND ERECTION OF NEW DWELLING WITH ATTACHED GARAGE, LAND ADJACENT TO IVY COTTAGE, HATCH BEAUCHAMP

330592/120053

FULL

PROPOSAL

The proposal comprises the erection of a 3 bedroomed detached dwellinghouse with attached garage on land currently within the curtilage of Ivy Cottage. The dwelling would replace an existing detached garage building, and an existing vehicular access would be utilised. Ivy Cottage is also served by another existing access with on-site parking facilities and this would be utilised by the occupiers of Ivy Cottage.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY views awaited. ENVIRONMENT AGENCY no comments as outside scope of Appendix 2. WESSEX WATER although not shown on the public sewer record drawing, we understand there may be a sewer crossing the site that, by virtue of its age, could be deemed a public sewer under the former Section 24 provision of the Public Health Act 1936. Wessex is currently reviewing available data on these sewers in order to update and revise its sewer records, thus indicating these as 'public' in appropriate cases. Public sewerage apparatus is covered by statutory easement and no new building or similar works will normally be allowed within a minimum of 3.0m of this apparatus. It is recommended that the developer should agree with Wessex Water, prior to the commencement of any works on site, a connection onto Wessex Water infrastructure.

DRAINAGE OFFICER there has been localised flooding in the area in the past. The applicant advises that there was a blockage on the culvert that passes through Ivy Cottage's grounds and that this has now been removed and there has been no flooding since. It would however seem sensible to get floor levels for this new property set at a level above previous flooding levels. Also no works should be carried out to the open section of watercourse on the southern boundary of this proposal without consent from Taunton Deane Borough Council and the Environment Agency.

PARISH COUNCIL objects to the development for the following reasons:- (1) this area is already prone to flooding making the road impassable for lengthy periods and this development will exacerbate the problem. TDBC be asked to have examined the flooding problem in the area in light of the fact that the proposed building will be built over one of the overflows, and consider whether there is a legal requirement for a report to be prepared before considering the application. The attention of TDBC be also drawn to reports that there is periodic flooding from the sewage works. (2) concerns have been raised that ownership of the proposed access point to the

highway is not within the ownership or control of the applicant, and the creation of a new access point in this location would be hazardous and should be resisted on road safety grounds (3) the development would result in a loss of amenity for Ivy Cottage by the loss of garage facilities (which if replaced would result in further building in this rural area) and requires anew access onto the road in a position where access points should be resisted on road safety grounds. (4) the adjoining road is already congested with parked vehicles and the addition of a further dwelling will cause farther problems and be detrimental to road safety. The addition of one and possibly two new access points in this short stretch of narrow road is of concern on road safety grounds. (5) the design of the proposed dwelling is inappropriate to the rural locality.

2 LETTERS OF OBJECTION have been received raising the following issues:- the problem of flooding will be exacerbated; road safety problems would be exacerbated; permission has not been granted for a new access at Ivy Cottage; the development is driven by financial greed; loss of view and light would result; the site is in a flood plain, and flood risk assessment should have been submitted; the building would be close to mature trees and directly in the fall line of those trees; and overlooking will result.

POLICY CONTEXT

Policies S1 and S2 of the Taunton Deane Local Plan seek to safeguard, inter alia, visual and residential amenity and road safety. Policy H2 accepts development inside settlement limits provided, inter alia, residential and visual amenity is safeguarded. Policy EN8 seeks to resist development that would harm the character, landscape or wildlife value of important tree groups (such a group is sited on the rear boundary of the application site).

ASSESSMENT

It is considered that the proposal is acceptable for the following reasons:- the site is within the settlement limit of Hatch Beauchamp; no adverse overlooking of or loss of light to neighbouring properties would result; the dwelling would be directly opposite an estate of modern properties, and a modern dwelling would not therefore be visually out of character; the proposal could represent a visual improvement having regard to the replacement of a flat roofed garage; the vehicular access is existing and a new garage and on-site parking would be available. Accordingly, it would be unreasonable to resist on road safety grounds; the important group of trees to the rear would not be affected by the proposal; and the proposal does not lie in a flood plain.

RECOMMENDATION

Permission be GRANTED subject to conditions of time, materials, drainage details, landscaping, recessed fenestration, removal of PD rights, boundary treatment, and obscure glazing.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect visual or residential development, or road safety, and therefore does not conflict with 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.

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NOTES: