

21/2008/001

SOMERSET DEVELOPERS

ERECTION OF DWELLING ADJACENT TO WHITE OAKS AND ALTERATIONS TO WHITE OAKS, LANGFORD BUDVILLE (RESUBMISSION OF 21/2007/025)

311130/122875

FULL

PROPOSAL

The proposal comprises the erection of a three bedroomed dwelling on land adjacent to White Oaks, together with alterations to White Oaks. The alterations comprise provision of dormer windows and velux lights in order to incorporate a first floor.

The existing vehicular access which currently serves White Oaks and which has no turning facilities will be permanently stopped up, and this would be replaced with a new access to serve two parking spaces for the existing dwelling and two spaces for the proposed dwelling, together with a turning facility. Pedestrian access from the parking spaces to the new dwelling will be via a newly constructed private footpath located between the existing dwelling and the main street through the village.

Outline planning permission was granted in February 2007, reference 21/2006/024, for a single-storey dwelling in the same position as now proposed, and with the same access, parking, turning and footpath facility provided. The site is adjacent to the village Conservation Area.

The Agent is an employee of Taunton Deane Borough Council.

CONSULTATIONS AND REPRESENTATIONS

DRAINING OFFICER – Recommends note

WESSEX WATER – Recommends note

COUNTY HIGHWAYS AUTHORITY – The proposal seeks to modify the existing access to provide a parking/turning area to serve the existing and proposed dwelling. The revised scheme now provides an adequate sized parking area for four vehicles and incorporates improved visibility at the point of access to the public highway. This overcomes the previous concerns and on this basis I would not wish to raise an objection to this proposal. In the event of permission being granted I would recommend Conditions be imposed.

PARISH COUNCIL – Strongly opposed to the erection of a dwelling on the site. Overdevelopment and grave concern over road access to site. They do support alterations to White Oaks.

SIX LETTERS OF OBJECTION - have been received on the following grounds:

- The proposal represents a money-making concern
- There is not enough room for another dwelling
- Loss of light
- There is no indication of boundary treatments
- Development will be visually intrusive
- Overlooking will occur
- The design is unsympathetic to the village and the Conservation Area
- Trees, hedgerows and shrubs would be destroyed
- The red telephone box should remain in place
- The proposal is contrary to policy
- Bats live in the loft space of White Oaks

POLICY CONTEXT

Policies S1 and S2 of the Taunton Deane Local Plan seek to safeguard, inter alia the character of buildings, visual and residential amenity and road safety.

ASSESSMENT

The proposed alterations to White Oaks would not give rise to any undue overlooking or loss of light and are consequently considered acceptable. In addition the principle for a new dwelling has already been established by permission reference number 21/2006/024, as has the access, parking and turning arrangements. The only remaining issue to be addressed therefore, relates to the design of the proposed dwelling and whether two-storey in lieu of single-storey is acceptable. The ground to ridge height of the proposal is only some 6-15 metres, which is as low as some bungalows and given the orientation of the proposal in relation to its immediate neighbour 'Tantelon' which is sited to the south, I could not justify refusal on the basis of loss of light. Overlooking is also not such as to warrant refusal given the distances between first floor windows and neighbouring properties. The design proposal would not be out of keeping with neighbouring properties along the street, all of which vary in age, design and materials.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, site levels, materials, landscaping, details of boundary walls/hedges, Highway Conditions, meter boxes, removal of PD rights for fences/walls and drainage details.

REASON(S) FOR RECOMMENDATION:-

The proposed development would not adversely affect the character of the building, nor road safety, nor visual and residential amenity, and therefore does not conflict with Taunton Deane Local Plan policies S1 (General Requirements) and S2 (Design).

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: