

23/2006/031

MR AND MRS I C WALKER

**ERECTION OF DWELLING AND DOUBLE GARAGE ON LAND TO THE SIDE OF  
8 FAIRFIELD TERRACE, MILVERTON (REVISED SCHEME OF 23/2005/026)**

311856/126073

FULL

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**PROPOSAL**

The proposed development comprises the erection of detached two storey dwelling, with a detached double garage, within the substantial garden of a property. The property forms part of a row of pairs of 'detached-semi' properties.

The proposal is a revised scheme of 23/2005/026 which did not include the garage in the location now proposed. The previous application was approved by Committee on 14th December, 2005.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY views awaited. COUNTY ARCHAEOLOGIST limited or no archaeological implications to this proposal and we have no objections on archaeological grounds. WESSEX WATER recommends note for points of connection and easement. RIGHTS OF WAY any new drainage must be directed away from the Right of Way.

LANDSCAPE OFFICER revised scheme is acceptable in terms of low landscape impact.

PARISH COUNCIL no comments.

FOUR LETTERS OF OBJECTION have been received raising the following issues:- car park to front of dwelling not drawn to scale; turning area to front will present hazard to vehicles turning in Fairfield Terrace; granting permission would reduce available car parking spaces available at rear of Lower Fairfield and set a precedent; car to rear for residents of Lower Fairfield residents only, not Fairfield Terrace; more traffic using drive to reach garages, with more noise and pollution; where will materials be delivered; balcony on second floor will overlook our patio; modern house out of character with surrounding properties; will new building limit access to properties along Fairfield Terrace; will this set a precedent; object to new access to rear, car park only for Lower Fairfield residents, already difficulties with parking and turning.

**POLICY CONTEXT**

The site lies within the defined settlement limits where there is a presumption in favour of new residential development subject to meeting the criteria set out in Policy H2 of the Taunton Deane Local Plan, which includes that: - small-scale schemes will

not erode the character or residential amenity of the area. The criteria of Policy S1 (General Requirements) of the Taunton Deane Local Plan also apply in respect of traffic, accessibility, wildlife protection, character of area, pollution, health and safety. Policy S2 (Design) requires good design appropriate to the area. Policy M4 (Residential Parking Requirements) is also relevant.

## **ASSESSMENT**

The main concern from objectors has been regarding a new access at the rear of the site to serve a new garage block. Access will be derived from an existing area used for car parking. The applicant has submitted information from TDBC confirming that: as a resident of Fairfield Terrace there is entitlement to use the communal area to parking; a licence for access over communal parking area for delivering building materials has been allowed; prepared to grant annual licences over land to garages to be erected at 8 Fairfield Terrace.

The objector to the balcony is approximately 75 m away, from dwelling to dwelling, and the balcony would be approximately 45 m to the boundary of the objectors property. Given the distance to the objector, the balcony is not considered to detrimentally harm the privacy of this property.

The new dwelling has been designed to maintain the appearance of Fairfield Terrace at the front elevation, which is a prominent raised site. The rear elevation is proposed to be constructed of timber, with a large number of openings, to address sustainability. These openings will compensate the small openings on the side elevations, and make most use of this South facing elevation. The rear elevation is not considered to detract from the character of the area.

The site is within the settlement limits of Milverton outside of the Conservation Area. The site is of adequate size to enable a detached dwelling to be erected, and the proposal is considered to meet the criteria of Local Plan Policy.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of time limit, materials, boundary details, no obstruction to turning/parking area, consolidated surface, surface water, garage for parking vehicles only, obscure glazing to East and West elevation and no additional windows.

**REASON(S) FOR RECOMMENDATION:-** The proposal is considered to be acceptable having regard to the location within the settlement limits and it would have no adverse effects on the amenities of neighbouring properties, it is considered to be in accord 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.**

**CONTACT OFFICER: 356463 MR D ADDICOTT**

NOTES: