

**APPEAL DECISIONS FOR COMMITTEE AGENDA – 17 FEBRUARY 2015**

<b>APPEAL</b>	<b>PROPOSAL</b>	<b>REASON(S) FOR INITIAL DECISION</b>	<b>APPLICATION NUMBER</b>	<b>INSPECTOR'S REMARKS</b>
APP/D3315/A/14/2226157	ERECTION OF 1 NO. DETACHED DWELLING, ASSOCIATED AMENITY SPACE AND SINGLE GARAGE, IN THE GARDEN AT THE REAR OF 65 PRIORSWOOD ROAD, TAUNTON	<p>The proposed dwelling would result in an incongruous development due to its design and prominent position which would be out of keeping with the pattern of development in the area and would result in a detrimental impact upon the character and appearance of the area, contrary to NPPF paragraph 56 and Taunton Deane Core Strategy Policy DM1(d) (General Requirements).</p> <p>The proposed development would be likely to encourage the parking of vehicles on the public highway, which would interrupt the free flow of traffic and thereby add to the hazards of highway users near to the junction of Grange Drive and Priorswood Road. The proposal is therefore contrary to Taunton Deane Core Strategy DM1(b) (General Requirements).</p>	38/14/0196	<p>The Inspector considered the main issues to be the effect of the proposal on the character and appearance of the area and the effect of additional parking on highway safety.</p> <p>Taking all matters into account, the Inspector found that, due to its scale, design and location, the proposed new dwelling would represent a cramped form of development which would appear incongruous with the overall character of the area.</p> <p>In addition, having regard to the likely car use generated by this proposal, the lack of on-site car parking provided and the potential parking locations on the public highway, the Inspector considered this would be contrary to Policy DM1(b) of the Taunton Deane Core Strategy that contains general development requirements including the need not to give rise to road safety problems and the</p>

APP/D3315/A/14/2 228193	REPLACEMENT OF DOUBLE GARAGE WITH THE ERECTION OF 1 NO. DETACHED DWELLING IN THE GARDEN OF THE LODGE, RUMWELL PARK, BISHOPS HULL	The proposed development is outside the settlement limit. It would lead to ribbon development along the A38, and the ad-hoc expansion of Taunton in an unplanned way. The development is, therefore, considered to be unsustainable and contrary to Policies CP8 and DM2 of the Taunton Deane Core Strategy. Insufficient information has been provided to demonstrate that the development would not have an adverse impact upon trees on and adjoining the proposed development. The loss of these trees would cause the development to be more visually intrusive in the landscape and the setting of Rumwell Park, contrary to Policy CP8 of the Taunton Deane Core Strategy.	05/14/0028	appeal was DISMISSED.  The Inspector found the main issues to be whether the proposal would be an appropriate form of development and whether the scheme is likely to have an adverse effect upon the health of surrounding trees. Having taken all factors into account, it was considered the dwelling would be in a sustainable location, reasonably accessible to facilities in the town and within easy reach of a public transport service along the A38. Subject to appropriate material finishes and landscaping, the scheme would be acceptable in terms of scale, siting and design. It was concluded the appeal scheme would be an appropriate form of development at this location, in overall accord with national and local planning policy. With regard to adjacent trees, the Inspector found the site of the construction to be well outside the branch spread of any protected tree and the additional margin normally expected to constitute a root protection zone. Taking these issues into consideration, it was concluded the proposed
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				development would protect the intrinsic beauty and character of the countryside. The appeal was ALLOWED subject to the conditions listed.
APP/D3315/A/14/ 2227705	OUTLINE APPLICATION WITH SOME MATTERS RESERVED FOR THE ERECTION OF 1 NO. THREE STOREY DWELLING IN THE GARDEN ADJACENT TO WHITEWELL COTTAGE, 6 MOOR LANE, NORTH CURRY	<p>The application site lies outside of the settlement limits of North Curry as defined in the adopted Core Strategy (proposals map). It would lead to ribbon development and the ad-hoc extension of North Curry in an unplanned way. The proposal is therefore considered to be an unsustainable development contrary to Policies SP1 and DM2 of the Taunton Deane Core Strategy.</p> <p>The application does not demonstrate that proposed development would not have a significant landscape impact as seen from the nearby public footpath (on the opposite side of the road running from east to west) and from Moor Lane. The feasibility study shows that the proposed house elevation from Moor Lane although set back from the edge of the property would be quite dominating to walkers and to a lesser extent drivers and would be locally prominent interfering</p>	24/14/0030	<p>The Inspector considered the main issue to be the effect of the proposed dwelling on the character and appearance of the area. Having taken into account the rural setting of the proposal, it was considered the large size of the proposal would intensify the built up area along the lane and unacceptably erode the open and spacious appearance of the hillside. The Inspector therefore found the proposed house would have an adverse impact on the character and appearance of the area, contrary to the requirements of the policy of the Taunton Deane Core Strategy (2012) (CS) and the Taunton Deane Local Plan (2004). The appeal was therefore DISMISSED.</p>

		<p>with the attractive middle and longer distance views when looking in an easterly direction. Also, the proposed entranceway which would open up views into the site, which would have an urbanising impact on the entrance route into North Curry. All of this would have a detrimental impact on the appearance and character of this rural area and the open countryside beyond and is therefore contrary to policies CP1(g), DM1(d) and CP8 of the adopted Taunton Deane Core Strategy and retained policy EN11 [Special Landscape Feature – North Curry Ridge] of the Taunton Deane Local Plan, adopted November 2004.</p>		
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**APPEALS RECEIVED FOR COMMITTEE AGENDA – 17 FEBRUARY 2015**

APPEAL NO	PROPOSAL	APPLICATION NUMBER
APP/D3315/W/14/3001909	PRIOR APPROVAL FOR PROPOSED CHANGE OF USE FROM AGRICULTURAL BUILDING TO DWELLING HOUSE (USE CLASS C3) AND ASSOCIATED BUILDING OPERATIONS AT SAWYERS HILL, WEST BUCKLAND	46/14/0033/CMB
APP/D3315/C/15/3002755	UNAUTHORISED DEVELOPMENT 82 RUSSET CLOSE WELLINGTON	E/0084/43/14
APP/D3315/W/15/3003156	CHANGE OF USE OF LAND FROM PLANTED BELT TO GARDEN WITHIN DOMESTIC CURTILAGE AND ERECTION OF FENCE TO THE SIDE OF 19 MANNING ROAD, COTFORD ST LUKE (RETENTION OF WORKS ALREADY UNDERTAKEN)	53/14/0007