

**APPEALS RECEIVED : FOR COMMITTEE AGENDA : 17 NOVEMBER 2010**

<b>Proposal</b>	<b>Start Date</b>	<b>Application/Enforcement Number</b>
REPLACEMENT OF WINDOWS AT MELBURY, BULFORD LANE, WELLINGTON, AS AMPLIFIED BY APPLICANT'S EMAIL DATED 13 APRIL 2010 AND SUPPLEMENTARY DRAWINGS DATED 09 APRIL 2010	18 OCTOBER 2010	43/10/0017LB

**APPEAL DECISION FOR COMMITTEE AGENDA – 17 NOVEMBER 2010**

APPEAL	PROPOSAL	REASON(S) FOR INITIAL DECISION	APPLICATION NUMBER	DECISION
APP/D3315/C/10/2132259/WF	Erection of dwelling and garage in garden of Frog House, 43 Mount Street, Bishops Lydeard as amended by plans received 30 June 2010 (block plan 6695.3 rev c)	<p>(1)The development would be accessed via a private drive that does not afford adequate visibility from or of vehicles emerging onto the public highway.</p> <p>(2) The use of the access to the site in connection with the development proposed would be likely to increase the conflict of traffic movements close to an existing junction resulting in additional hazard and inconvenience to all users of the highway.</p> <p>(3) The proposed development would result in an increase in traffic using the lay-by on Mount Street to the front of Frog House. The lay-by does not offer sufficient visibility for vehicles emerging from the lay-by and is not wide enough to accommodate ancillary</p>	06/10/0008	<p>The Inspector concluded the proposal would harm the character and appearance of the Bishops Lydeard Conservation Area as:</p> <p>The proposed dwelling would be visible above the existing boundary wall and harm the openness of the existing garden.</p> <p>The proposed works would include extending the length and width of the lay-by and removing two trees. The Inspector further concluded that that the proposed development would harm highway safety contrary to 'saved' Policy 49 of the Structure Plan and Policy S1 of the Local Plan as:</p> <p>the proposed alterations would be likely to result in an increase in manoeuvring on the public highway and effectively double the number of vehicles using this facility to the detriment of the free flow and safe movement of traffic on the highway.</p> <p>The Inspector therefore concluded the appeal should be DISMISSED.</p>

		<p>activities associated with the parking of domestic vehicles.</p> <p>(4) The proposed development would result in the loss of an open area identified in the Bishops Lydeard Conservation Area Approval (September 2007) as an important green space. The contribution that this space makes to the provision of irregular open space.</p>		
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**TDLP** = Taunton Deane Local Plan **SENP** = Somerset & Exmoor National Park