

MRS D J SADDLER

**ERECTION OF BUNGALOW AND GARAGE ON LAND TO REAR OF HIGHCROFT, HENLADE.**

27130/24090

OUTLINE APPLICATION

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**PROPOSAL**

This application is for the erection of a dwelling on 0.05 hectare of land lying to the north of Highcroft. The site is within the settlement limits of Henlade where the principle of development is acceptable. To the west of the site lies a dwelling known as Falcon Lodge, to the north is open agricultural land attached to the Barn Close nursery, a registered smallholding, and to the east is the garden of the next door property Carinya. Outline planning permission for a dwelling on this site was refused on 1st August, 2002 due to the likely detrimental impact on adjoining residential amenities. In particular there was concern about the impact on Falcon Lodge, a property whose wall formed part of the western boundary of the site. The current proposal incorporates a sketch scheme that relocates the existing garage and realigns the driveway away from Falcon Lodge with a landscaped strip of land (3.6 m wide).

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY no objection subject to conditions to ensure adequate turning facilities on the site for both dwellings. WESSEX WATER Mains water and foul water drains are located nearby. Surface water is to soak away and the Local Planning Authority should be satisfied with the arrangements.

RUISHTON PARISH COUNCIL objected to the previous application: increased use of the access would be unsafe, the site is backland and would increase the density of the area too much. Views on the current application awaited.

2 LETTERS OF OBJECTION:- the access is poor, the proposed dwelling will overlook the existing dwellings, infill behind existing dwellings will result in inappropriate development with too great a density, geese are kept on the adjacent smallholding and the noise that they make is likely to create problems with future occupants.

**POLICY CONTEXT**

Somerset and Exmoor National Park Structure Plan polices STR1, requiring proposals to be a sustainable development. Policy 39 requires development proposals to be compatible with the road network or, if not, to provide an acceptable improvement. Taunton Deane Local Plan Revised Deposit the following policies apply:- S1, governing the general requirements of all development; S2, requires a good design appropriate for the area; S7, identifies Henlade as a village where small-scale development, supporting the social and economic viability, maintaining or enhancing the environmental quality and not resulting in a significant increase in car travel, is acceptable. H1 governs

development within settlement boundaries. Criteria (G), requiring development to respect the character of the area, and criteria (I), requiring existing dwellings to retain existing levels of privacy and sunlight, are particularly relevant to this proposal. M3a (E) requires adequate parking for new residential developments.

## **ASSESSMENT**

The previous refusal considered that the relationship of the site with Falcon Lodge would be likely to have a detrimental impact on the amenities of the occupiers of that dwelling. The applicant has now shown a scheme that relocates the drive away from that boundary and creates a landscaped strip intended to protect that amenity. I consider that this will afford adequate protection and over comes my previous concerns. The site is located in a backland location but I do not consider this to be unacceptable in principle. In this situation there are other such dwellings located in similar backland positions to the west of the site and further to the east. The dangers of overlooking can be avoided with a bungalow development and I propose conditions to ensure that there is no first floor accommodation that could create such overlooking in the future. The site is just within the boundary of the settlement and in such locations there is often an agricultural use abutting the site but this does not preclude development. I propose to attach a note on the planning permission to ensure that future developers/occupants are aware of the geese and ducks on the adjoining land.

## **RECOMMENDATION**

Permission be granted subject to the following conditions:- time limit, reserved matters, landscaping buffer, single storey dwelling, driveway as shown on submitted plan, on site parking and turning, removal of permitted development rights for extensions including windows in the roof, details of boundary treatment.

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.**

**CONTACT OFFICER: 356467 MRS J MOORE**

NOTES: