

34/2007/013

KEITH FARMER BUILDING SERVICES

REVISED APPLICATION (34/2006/038 & 34/2006/023) TO SUBDIVIDE PROPERTY TO CREATE TWO DWELLINGS AT CALYPSO, RECTORY CLOSE, STAPLEGROVE.

321143/126580

FULL

PROPOSAL

A further revised application has been submitted to seek permission for the separation of an existing annex to the property 'Calypso' to form a separate dwelling and the subdivision of the site. The property is a bungalow and the agent has indicated that the existing annex has been rented out and the application seeks to regularize the matter and make the sub-division permanent.

The following changes to the previous application are proposed:- (1) 2 additional parking spaces are proposed on top of the two existing spaces; (2) cutting down the hedge down to not more than 900 mm above ground level for 1.5 m from than lane; (3) removing the Leylandi tree which prevents visibility; and (4) removal of a fence that otherwise restricts parking.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL object to this, the third application to subdivide the property known as 'Calypso' as it seems inappropriate and unnecessary. Unnecessary because the division into Calypso and Annexe appears to have already been achieved. Inappropriate because there are currently 4 persons living in Calypso and one in the Annexe. Creating two additional car parking spaces onto the east side of the dwelling will make access to Calypso from this side very difficult and cause considerable congestion in an area more suited to the location of waste bins etc. The Chair of the Parish Council visited the site by car, found no room to park or turn and had to reverse back as far as Rectory Road, to park. Any attempt to encourage more vehicles to use this narrow and congested area should be resisted.

8 LETTERS OF OBJECTION have been received raising the following issues:- revised application does not overcome previous reason for refusal in regards lack of parking; highway safety; traffic; degrade existing road; obstruction to emergency services – insurance claim; health and safety; parking space 1 on amended plan is not owner by the applicant and according to the Land Registry is unregistered land subject to a caution; if 3 car parking spaces in front of the property are occupied pedestrian access to the property will be impeded; other sites more acceptable for this type of accommodation; deeds state only one dwelling and garage on this plot; retrospective application; overdevelopment.

POLICY CONTEXT

PPS1 (Delivering Sustainable Development), PPS3 (Housing), PPG13 (Transport).

Somerset & Exmoor National Park Joint Structure Plan Review Policies STR1 (Sustainable Development), STR4 (Development in Towns) & Policy 49 (Transport Requirements of New Development).

Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design), H2 (Housing within Classified Settlements), H17 (Extensions to Dwellings) and M4 (Residential Parking Requirements).

ASSESSMENT

The main issues in the determination of the application derive from an overall assessment of the increased utilization of the property in the context of the character and appearance of the area, secondly residential amenity and thirdly highway issues and the parking capacity of the street.

The application site is located within settlement limits as defined by the Local Plan and as such the principle of residential development, which would create a low cost dwelling, is accepted subject to other planning and material considerations. The site comprises of a modest detached bungalow of little architectural merit, set within a commensurately sized curtilage. The built form and character of the area comprises a mixture of design styles. It would appear there has been some backland development and intensification of previous large gardens in the locality.

It is considered that the proposed works to the dwelling would have no adverse impact upon the character or visual appearance of the property or the wider area.

With regards to the impact of the sub-division on local residents, it is considered the proposal would not cause any unreasonable harm to the residential amenity of adjoining occupiers, other than highway issues discussed later. The occupiers of the rear proposed dwelling would access the site along a path enclosed by a high timber paneled fence and as such there would be no loss of privacy. Furthermore, given the single storey form of the dwelling the proposed subdivision would not give rise to any intensification of overlooking etc.

The proposed sub-division of the dwelling would appear to provide an adequate internal layout to meet the needs of future residents.

The previous application, reference No. 34/2006/023 & 34/2006/038 were refused on the grounds of insufficient off street parking to comply with Local Plan policy and the requirement of the Highway Authority. The Highway Authority has subsequently discussed the design layout of the parking with the agent. As such the Highway Authority considers the revised plans to be acceptable. On this basis it is considered that whilst the concerns of the Parish Council and residents are noted it would be difficult to substantiate refusal of the application without the formal objection of the Highway Authority.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, details of any fencing or enclosure, removal of PD rights for extensions and parking area to be kept clear of obstruction and not be used for any other purpose other than parking of vehicles in connection with the development.

REASON(S) FOR RECOMMENDATION:- The proposed development is considered to comply with Taunton Deane Local Plan Policies S1, S2, H2, H17 and M4 and material considerations do not indicate otherwise.

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: