

38/2003/641

MRS N HEAL

**ERECTION OF BUNGALOW ON LAND TO REAR OF 34-40 GREENWAY CRESCENT, TAUNTON (OUTLINE APPLICATION) AS AMENDED BY DRAWING ATTACHED TO APPLICANTS LETTER DATED 6TH JANUARY, 2004**

22397/26018

OUTLINE APPLICATION

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**PROPOSAL**

The application site forms part of the rear garden of 38 Greenway Crescent which also wraps around behind No. 36 and part of 34. The site is bounded by domestic gardens and the flank wall of No. 4 Asquith Street. Access is shown via the joint access between 36 and 38. Garages for each of these dwellings are also shown on the illustrative drawing submitted.

The applicant is a member of staff.

**CONSULTATIONS AND REPRESENTATIONS**

WESSEX WATER no objection.

5 LETTERS OF OBJECTION received on the following grounds:- increased on-street parking; traffic congestion; loss of outlook; bungalow will be out of keeping with houses surrounding; loss of light to adjacent gardens; boundaries should be no higher than 2 m; noise and disturbance from parking area.

**POLICY CONTEXT**

Taunton Deane Local Plan Revised Deposit Policy H1 - Housing development will be permitted within defined limits of settlements, provided that: (A) there is safe and convenient access by or on foot to facilities and employment. In the case of proposals of a significant scale, bus or walking access to a town centre or rural centre will be required, taking account of any off-site works proposed in accordance with criteria (B) necessary provision is made for off-site public transport, cycling and pedestrian facilities and highway improvements to cater safely for the expected number of trips generated by the development and minimise the proportion of car trips; (C) traffic calming, pedestrian, cycle and bus measures are incorporated where necessary to give priority to safe and convenient access and circulation by means other than the car; (E) the layout allows people with impaired mobility or a disability safe and convenient access and movement to and between dwellings by careful positioning of potential obstructions, ramps, dropped kerbs, textured surfaces and reserved car parking; (G) small scale schemes in existing residential areas will increase the development density of these areas without individually or cumulatively eroding their character or residential amenity; (H) a coherent approach to the overall design is adopted, including layout, landscaping, building designs, materials, open spaces and circulation routes, to create locally

distinctive developments well related to their surroundings; and (l) existing and proposed dwellings will enjoy adequate privacy and sunlight.

## **ASSESSMENT**

This site comes within the definition of previously developed land where there is a general presumption in favour of further development. The important issues here are therefore whether a bungalow can be accommodated without adverse impact upon neighbouring properties or highway safety. The illustrative layout submitted demonstrates that a bungalow could be accommodate without significant loss of light or outlook..

Conditions are proposed which will ensure that off-street parking is provided for both the existing and proposed dwellings. It is not thought that the level of additional traffic using the access is such as to cause demonstrable harm to highway safety.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of outline, materials, single storey, site levels, no gates, turning space, parking. Notes re Part M, compliance, drainage CDM Regs.

REASON(S) FOR RECOMMENDATION:- The proposal accords with the requirements of Taunton Deane Local Plan Revised Deposit Policy H1 in that a dwelling can be accommodated without material adverse impact upon adjoining properties. Safe access and suitable levels of parking can be achieved.

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

**CONTACT OFFICER: 356464 MR T BURTON**

NOTES: