

47/2004/002

MR B WEBBER

**DEMOLITION OF COTTAGE AND ERECTION OF REPLACEMENT DWELLING,
POOLES COTTAGE, MEARE GREEN, WRANTAGE.**

29646/22300

FULL PERMISSION

PROPOSAL

The proposal comprises the erection of a 5 bedroomed cottage with attached double garage on an L shaped plot with a frontage to the highway of some 21 m and a depth of some 50 m. The dwelling would replace a red brick cottage.

Planning permission was granted in September 2000 for a replacement dwelling with detached double garage (47/2000/008). The ground area permitted by this development is identical to that now proposed, but the current scheme differs insofar as, inter alia, additional first floor accommodation is proposed over the garage.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY views awaited. ENVIRONMENT AGENCY recommends notes WESSEX WATER recommends notes.

DRAINAGE OFFICER aware that localised flooding occurred here in 2000. The applicant is advised to design floor levels to take account of this

PARISH COUNCIL planning permission agreed for a 4 bedroomed dwelling. The request for a 5 bedroomed house will impose on other properties in Meare Green. However, if permission is granted we would request the dwelling be moved to a central position rather than against the boundary of Walnut Tree Cottage; the front facade should remain as granted; the exterior should match existing properties i.e. render and red tiles; a proposed septic tank is queried, but does the communal sewage unit have the capacity for an additional 5 bed house?

2 LETTERS OF OBJECTION have been received on the following grounds:- the submitted drawings do not detail Walnut Tree Cottage to the east of the application site; the proposed dwelling is larger than that permitted; the integration of the garage into the dwelling with first floor above the garage increases the bulk; the dwelling is sited closer to Walnut Tree Cottage; the dwelling is less in sympathy with adjacent dwelling; it is too dominating; it is out of scale; it would increase problems of flooding, sewerage and other drainage problems which would lay the Council open to possible civil action for redress; the proposal is less likely to meet best planning practice than the one for which approval has already been granted; loss of light to Walnut Tree Cottage would result; overlooking would also result; a larger house together with a larger surface of hardstanding and driveway would increase the amount of surface water run off and consequently increase flooding.

POLICY CONTEXT

Policies S1 and S2 of the Taunton Deane Local Plan Revised Deposit seek, inter alia, to safeguard residential and visual amenity. Policy H10 accepts replacement dwellings provided the scale, design and layout of the proposal is compatible with the rural character of the area and the replacement dwelling is not substantially larger than the existing dwelling.

ASSESSMENT

The principle for a replacement dwelling has already been established by permission 47/2000/008, and although the proposed design is somewhat different, I would reiterate that the footprint of the proposal is identical to that permitted, with a marginal increase in floor area at first floor level. The proposal is considered to satisfy the requirements of Policy H10 in terms of scale and design.

The issues to be assessed therefore are those relating solely to design, impact on neighbouring properties in terms of residential amenity, and drainage/flooding.

With regard to this latter point, the Environment Agency, the Drainage Officer and Wessex Water raise no objection. In terms of residential amenity, the concern is the impact on the property to the east, Walnut Tree Cottage. Although the new dwelling is proposed to be sited closer, it would still nevertheless be some 10 m distant with the garage of Walnut Tree Cottage in between the two. Furthermore there are no first floor windows proposed in the relevant north east gable elevation. Accordingly there would be no adverse impact on Walnut Tree Cottage in terms of either loss of light or privacy. Finally, with regard to design, I would advise that Meare Green comprises a variety of different styles and accordingly I do not consider that the proposal would be detrimental to the character of the hamlet.

The proposal is considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, hard and soft landscaping, levels, walls and fences, hedges to be retained, permitted development rights removed, drainage details to be submitted.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect either visual or residential amenity, and accordingly the proposal does not conflict with Taunton Deane Local Revised Deposit Policies S1, S2 and H10

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

CONTACT OFFICER: 356465 MR J GRANT

NOTES:

