

19/2002/011

AGENDA ITEM NO. 10

MR M BAKER

**ERECTION OF DWELLING ON LAND ADJACENT TO 8 CRIMTHORNE COTTAGES,
HATCH BEAUCHAMP AS AMENDED BY DRAWINGS RECEIVED 18TH JULY, 2002**

30390/20640

OUTLINE APPLICATION

PROPOSAL

This is an outline application for the erection of a detached dwelling on land adjacent to No 8 Crimthorne Cottages. The plans indicate using the existing access to the site, a drive way and a fir tree to be removed. The site is 11.8 m wide by approximately 42 m long. The site is currently the garden of No 8, with the front being used for building materials whilst the owners are renovating their property. No 8 was formally a Council property. Amended plans indicate a 1 m wide gap to the eastern side of the proposed building, and removal of 5 No. Leylandii trees to the western boundary.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection, site is just within the 30 mph speed limit area, suggest conditions, surfacing, inward gate, visibility, no surface water drainage to highway, 2 parking spaces, turning area, and advise to applicant. WESSEX WATER no objections subject to notes to applicant regarding connections. COUNTY ARCHAEOLOGIST no objections.

HOUSING OFFICER the house was sold under right to buy; there is a covenant in conveyance saying no buildings or structures without Housing Officer's permission. DRAINAGE OFFICER soakaways to be constructed in accordance with BRD 365. LANDSCAPE OFFICER an important route into the village and should be well landscaped, suggests as minimum an eastern boundary native hedgerow and tree planting in north east and south east corners of the plot.

PARISH COUNCIL objects on the grounds that the proposed development will adversely change the character of this row of cottages and on the submitted indicative plan there is no access to the rear of the plot.

ONE LETTER OF COMMENT most of the letter concerns an application for retention of vehicle access in front of No 8, but concern is expressed about further vehicles using another driveway into this busy road although there is no objection to the construction of an additional house.

POLICY CONTEXT

Polices STR1, STR3 and STR5 of the Structure Plan relate to sustainable development in rural centres and villages. Taunton Deane Local Plan Policy S7 identifies Hatch Beauchamp as a village with associated village settlement limits. The site is within the settlement limits. Policy H1 of the Taunton Deane Local Plan guides housing

developments, and S1 the general requirements for new development. The proposal is considered to be in accord with these policies.

ASSESSMENT

The site is of ample width and has existing vehicular access to enable the siting of a dwelling. The site is at the edge of the village thus the opportunity should be taken to replace trees/vegetation proposed to be removed by native planting which also gives the space to provide useful rear access. Amended plans showing this have been received and overcome the Landscape Officer's concern and one of the Parish Council's concerns. The character of the immediate area is of buildings constructed at the same period of similar styles, but generally there is a mix of building styles and periods within the village and it is not considered inappropriate to allow the construction of an additional dwelling. The granting of planning permission does not override the Housing Officer's covenant, which must be subject of separate negotiations.

RECOMMENDATION

That subject to receipt of no additional representations raising new issues by 6th August, 2002 the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions reserved matters, levels, drainage, materials, landscaping, highway details, no windows on western elevation, PD removal. Notes re windows, sewers, soakways, Wessex Water notes, Housing Officer's comment, native planting, access.

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: