

23/2004/009

MR & MRS REDWOOD

**DEMOLITION OF EXISTING OUTBUILDING AND ERECTION OF DWELLING WITH GARAGE AND REPLACEMENT GARAGE FOR LODGE BARTON AT LAND TO REAR OF LODGE BARTON, WOOD STREET, MILVERTON**

12075/26037

FULL PERMISSION

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**PROPOSAL**

The proposal is for the erection of a 4 bedroom detached dwelling with separate garage to be sited to the rear of Lodge Barton in Wood Street using the existing vehicular access. The proposal also involves demolition of the existing outbuildings containing garaging and a replacement garage for Lodge Barton. The dwelling would be rendered with pitched double roman clay tiled roof. The garages are sited such that the replacement garage for Lodge Barton is to the rear of the annexe to Lodge Barton, and the new dwelling's garage is to the north west of the site. An area is indicated as access to the field to the north through the garden of the new dwelling. The new dwelling's garden extends at right angles to the main part of the site to the rear of Lodge Barton, Quaker Cottage and The Dutch House. The point of access has been altered in order to improve visibility at the access from Wood Street.

The site was subject to an outline application for a dwelling which was refused under delegated powers in January 2003. Following an informal hearing in November 2003, the appeal was allowed. The current application is not reserved matters, as the current proposal does not indicate the retention of any of the galvanised outbuilding and the dwelling is closer to the annex of Lodge Barton. An application for Conservation Area Consent for the demolition of the existing galvanised outbuilding has been approved under delegated powers.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY no objections subject to conditions including parking area kept clear, access as on plan, surfaced drive, gradient, no surface water drainage to highway, turning space provided and visibility splays. COUNTY ARCHAEOLOGIST condition required re programme of works. WESSEX WATER points of connection to be agreed, soakaway details to be agreed, note re connections.

CONSERVATION OFFICER as site is in Conservation Area, design statement is required. As submitted the design appears more suited to an estate, the large dormer and rooflights are not characteristic of Conservation Area. DRAINAGE OFFICER notes re soakaways.

PARISH COUNCIL Council agreed to the principle of a dwelling on the site, however it requests that TDBC ensure that the impact on neighbouring properties is minimised, including a reduced ridge height.

4 LETTERS OF OBJECTION raising the following issues:- it is a case of who you know, the people will moan when the field is opened up for planning; intrusive impact on surrounding neighbourhood; the building to be demolished is single storey, a single storey dwelling would have less impact and be more in keeping with the Conservation Area; all developments on the north side of Wood Street have all been single storey; whilst there have been efforts to minimise the effects of the proposal in respect of overlooking, a single storey building would be preferable in terms of appearance of the village from the north; the building would have an overbearing effect on properties to its east, blocking sunlight in the late afternoons and evenings in the summer; most of the character of the buildings to the rear are all single storey; there should be consideration of the applicant to the neighbours and to the village; the proposal opens up land for future development; previous applications have all been refused, by the appeal decision this has opened debates about developing the land to the rear.

## **POLICY CONTEXT**

Taunton Deane Local Plan Revised Deposit Policies S1 General requirements relating to highway safety, accessibility, health and safety of users of the development, character of the landscape and building not to be harmed. S2 good design to reinforce the character ... S7 Villages limited to small scale proposals which support their social and economic viability ... H1 Housing within settlements will be permitted provided certain criteria are met ... The site is within settlement limits, within the Milverton Conservation Area and within area of High Archaeological Importance.

## **ASSESSMENT**

The proposal follows from an appeal against refusal of planning permission, on the basis of being backland and piecemeal development and contrary to the character of the Conservation Area. The Informal Hearing considered the principle of development, the reasons for refusal and the residents' concerns about siting, scale, single or two storey, and possible future developments. The Inspector's report concluded that the site was acceptable for residential development, that it would not cause harm to the adjoining residents' amenity, and that there were no reasons to restrict the size to single storey. As the access, visibility, turning and parking area are already in existence serving the existing store and garage, some the County Highway Authority's conditions are not applicable. This point was discussed and agreed at the Informal Hearing. However, keeping the turning area clear and improving the point of access to remove a large tree and part of the existing wall at the entrance have been included as part of the scheme. The Conservation Office's views requiring a design statement and comments on the scheme have been forwarded to the Agent, and these are awaited. The proposed dwelling is considered to be acceptable in terms of siting, scale and design and as there are no upper floor windows facing south or east, there is no direct overlooking. The replacement garages are in locations which are acceptable and are not considered to cause harm to any residents. The scheme as a it stands is considered

to be acceptable and that a two storey building would not be out of character in this location. The materials are the same as other dwellings in the locality. The applicant owns land to the rear, and an area has been indicated to show access to the field; any application to develop this site will be dealt with at that time - granting the current scheme does not in itself indicate that permission would be forthcoming on adjoining sites. It is considered that the proposal as it currently stands is acceptable, and permission is recommended for approval.

## **RECOMMENDATION**

Subject to an acceptable design statement and the views of the Conservation Officer on any amended plans that are forthcoming, the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of details of drainage, materials, landscaping, hard landscape, walls and fences, access as shown, garage for domestic purposes, turning area kept free, no additional windows, archaeological programme. Notes re Wessex Water connections, contact archaeologist, soakaways, disabled access, meter box, no drainage to highway.

REASON(S) FOR RECOMMENDATION:- The proposal is considered to be in accordance with Taunton Deane Local Plan Revised Deposit Policies S1, S2, S7 and H1 without any detriment to the amenities of the local residents.

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

**CONTACT OFFICER: 356460 MS K MARLOW (MON/TUES ONLY)**

NOTES: