

29/2006/014

MR & MRS R NEWBERRY

**ERECTION OF A DETACHED DWELLINGHOUSE, PLOT 1 AT HILLVIEW,
BISHOPSWOOD, CHARD**

325494/112815

OUTLINE APPLICATION

PROPOSAL

This is an outline application with all matters reserved for approval, and illustrative plans accompany the application. These indicate provision of a three bedroomed chalet bungalow as a replacement for the bungalow Hillview. An existing vehicular access off the main road running through Bishopswood would be utilised.

Permission has already been granted for a differently designed replacement dwelling in December 2004, reference 29/2004/013.

This application is accompanied by another outline application, reference 29/2006/013, for an identical chalet bungalow, sited in the rear garden of Hillview.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY recommends conditions. WESSEX WATER recommends note.

PARISH COUNCIL wish to object in the strongest terms. The grounds for objection are that the proposed application, (together with the allied application for Plot 2) represents an unwarranted escalation of development within the village boundaries. Other applications have failed on precisely this point. The lie of the land along the main road through the village of Bishopswood gives a beauty and a simplicity to the present development and to allow a 'doubling up' of the buildings along the road would be a retrograde step.

3 LETTERS OF OBJECTION have been received raising the following issues:- intensification in the use of the access and road network would adversely affect road safety; and additional property would overload the existing system; the dwelling would be out of character with surrounding properties; loss of light and privacy would result; trees and a hedge would be lost; the AONB would be adversely affected; an undesirable precedent would be set; and there is insufficient space for 2 dwelling.

POLICY CONTEXT

Policies S1 and S2 of the Taunton Deane Local Plan seek to safeguard, inter alia, visual and residential amenity and road safety. Policy H2 accepts housing development within villages, provided, inter alia, no loss of residential amenity, and no loss of residential amenity, and no loss of established character. Policy EN10 seeks to safeguard Areas of Outstanding Natural Beauty.

ASSESSMENT

Given that permission has already been granted for a replacement dwelling at this site (29/2004/017), and given that the principle is clearly acceptable in terms of policy, and there has been no material change in circumstances it would be unreasonable to resist the application.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, drainage, materials, landscaping, removal of permitted development rights, highway conditions, and fenestration to be recessed.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect visual or residential amenity, or road safety or the character and appearance of the AONB, and would not therefore conflict with Taunton Deane Local Plan Policies S1, S2, H2 or E10.

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: