

MRS D J SADDLER

**ERECTION OF BUNGALOW ON LAND TO THE REAR OF HIGHCROFT, HENLADE (RESERVED MATTERS), AS AMENDED BY LETTER DATED 14TH NOVEMBER, 2002 AND ACCOMPANYING REVISED SITE PLAN**

27130/24090

RESERVED MATTERS

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**PROPOSAL**

Outline planning permission was granted on 20th November, 2002 for the erection of a bungalow on 0.02 ha land to the rear of Highcroft. The current application is for the approval of reserved matters. This proposal indicates a new access drive 3.6 m away from the boundary with Falcon Lodge and a detached bungalow with integral parking. There is a window at first floor level in each of the gables and two small velux windows in the roof that would light two bedrooms contained within the roof. The bungalow would be rendered with a tile roof and brick quoins. The bungalow would be approximately 2 m to eaves and 6. 2m to apex in height.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY no objection subject to conditions requiring adequate turning facilities on site.

PARISH COUNCIL the bungalow is considered to be too high and out of keeping with adjacent properties.

**POLICY CONTEXT**

Somerset and Exmoor National Park Structure Plan the following policies apply:- Policy STR1 requires development to be of high quality, good design and locally distinctive. Policy 49 requires development proposals to be compatible with the road network or, if not, to provide an acceptable improvement. Taunton Deane Local Plan Revised Deposit the following policies apply:- S1 governing the general requirements of all development; criteria (A) additional road traffic would not lead to overloading of access roads or road safety problems; (D) requires that the appearance and character of the landscape would not be harmed as a result of the development; H1 governs development within settlement boundaries criteria (G) requires development to respect the character of the area and criteria (I) requires existing dwellings to retain existing levels of privacy and sunlight.

**ASSESSMENT**

The proposed bungalow is to the rear of the property in a back land situation that will not have a detrimental impact on neighbours. It has been designed so that first floor

windows are in either gable and look back towards Highcroft and out over the agricultural land to the north. Ruishton exhibits a number of bungalow properties that are of varied design, age and character. The proposed design utilises render and tile with brick quoins and is considered to be acceptable in this location. Proposal considered acceptable.

### **RECOMMENDATION**

Details be APPROVED. Note re outstanding conditions.

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

**CONTACT OFFICER: 356467 MRS J MOORE**

NOTES: