

38/2007/288

MR D COMER

DEMOLITION OF GARAGE AND ERECTION OF DWELLING AT LAND TO THE EAST OF 3, NORTHFIELD, TAUNTON AS AMENDED BY AGENTS LETTER DATED 15TH AUGUST, 2007 WITH ATTACHED PLANS

322188/125002

FULL

PROPOSAL

The proposal comprises the demolition of a dilapidated double garage and its replacement with a 2 storey single bedroomed dwelling house on a similar footprint. There would be no additional curtilage with the dwelling, and therefore no amenity area or on-site parking is proposed.

An amended drawing has been submitted which incorporates bin and cycle storage within the dwelling.

Planning permission was granted for the demolition of the garage and its replacement with a 2 storey building to form an office and garage/store, in August 2004, reference 38/2004/277.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the proposed single bedroomed dwelling is situated within the town centre for Taunton where a lower level of car parking provision is appropriate. Consequently there is no highway objection to the proposal. WESSEX WATER recommends notes.

9 LETTERS OF OBJECTION have been received raising the following issues:- a 1 bedroomed dwelling is inappropriate for the area; parking and road safety problems would be exacerbated; no room available for the wheelie bin; loss of light would result; no garden space is available; existing properties would be devalued.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1, S2 and H2 seek to safeguard, inter alia, visual and residential amenity and road safety. Policy M4 promotes sustainable travel, and encourages car free residential developments in appropriate locations such as Taunton Town Centre.

ASSESSMENT

The proposal cannot reasonably be resisted in road safety/parking terms because policy M4 encourages car free development in areas such as this, and the County Highway Authority raise no objection.

In visual terms, the proposal would represent an improvement to the existing dilapidated garage, and in respect of impact on residential amenity, no neighbouring property would be adversely affected.

The only issue of concern is provision of cycle and bin storage, and the agent has submitted and amended drawing which incorporates these facilities inside the building.

RECOMMENDATION

Permission be GRANTED subject to conditions of time, materials, no additional windows, and details of foul and surface water to be submitted.

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

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: