

14/2005/025

MR & MRS D MARKER

ERECTION OF DOUBLE GARAGE AND STORE WITH ACCOMMODATION OVER AT DAISY COTTAGE, ADSBOROUGH HILL, ADSBOROUGH AS AMENDED BY BLOCK PLAN AND DRAWING NO. S2 REV C RECEIVED 1ST JUNE, 2005

27684/28863

FULL PERMISSION

PROPOSAL

The application is to erect a double garage/store with a room in the roof over to replace existing dilapidated garage and store building at the end of the garden. The building has been reduced in size so it is now 6 m x 7.6 m and 5.4 m to the ridge. It will be rendered with a second hand double roman clay tile roof. The building has been resited away from the steep slope and boundary trees.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection provided garage is erected more than 6 m from the carriageway edge.

PARISH COUNCIL the application is strongly opposed for reasons of overdevelopment. We feel strongly no further living accommodation should be built on site, which is used a private residence and bed and breakfast business, because we feel the site is unsuitable for further residential development and is adjoining open countryside. The properties are approached by an entrance which serves 4 dwellings with inadequate visibility directly off tiny Adsborough Lane, which itself is served by a hazardous turning off the A38. There is no turning circle within the site and is reported that vehicles have to back out of the property. In addition to bed and breakfast the applicant is running a catering business from the site and as a result traffic is heavier than expected at a private address. Extra living accommodation would result in even more traffic. It has been reported that the property is one of 3 sharing a septic tank which has been reported as overflowing into Adsborough Lane. The Parish Council would have no objection to the erection of a single storey garage with store at this site as this would provide garaging for existing vehicles.

9 LETTERS OF OBJECTION have been received raising the following issues:- overdevelopment; increase in occupation; drainage problems with septic tank; site stability; poor access and visibility onto the narrow lane; concern over traffic increase; size affecting a house; would lead to greater occupancy and student use; impact on trees; noise; damage to drive and house from construction traffic; commercial use.

4 LETTERS OF OBJECTION have been received on the amended plans reiterating previous objections.

1 LETTER OF SUPPORT.

POLICY CONTEXT

Regional Planning Guidance 10. Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 (sustainable development), STR6 (Development outside towns, rural centres and villages). Taunton Deane Local Plan Policies S1 (general requirements), S2 (design) and H18 (ancillary accommodation).

ASSESSMENT

The proposal is for a replacement outbuilding to provide a double garage and store and ancillary accommodation above. A number of concerns have been raised in objection many of which relate to the use of the existing house. The commercial uses referred to are currently under investigation.

The proposed building has been reduced in size and moved away from the eastern boundary so as not to have any adverse impact on the boundary trees and it is not considered overdevelopment. The septic tank concerns are not affected by the current application and in any case an investigation;has been carried out by Environmental Health and no problem found. The building will provide parking for existing vehicles using the site and a condition can be imposed restricting the garaging to this use and preventing it being converted. The first floor room for ancillary use also can be conditioned as such and is not considered to affect residential amenity and is considered to comply with policy. The replacement garage in relation to the existing residential use on site will not result in any additional traffic and with a turning space this should improve the existing situation. Concern over disturbance during construction is not a reason to oppose the proposal and the application is considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, turning , ancillary use and no conversion of garage/store to habitable use.

REASON(S) FOR RECOMMENDATION:- The proposed development is not considered to affect residential amenity and is considered to accord with Taunton Deane Local Plan Policies S1, S2 and H18 and material considerations do not indicate otherwise.

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: