

23/2004/011

MR & MRS R COTTON

ERECTION OF 2 NO. DETACHED DWELLINGS AT LAND AT ROSEBANK ROAD, MILVERTON AS AMENDED BY ADDITIONAL INFORMATION RECEIVED 30TH APRIL, 2004 AND AS AMENDED BY PLAN NOS. T228/3B, 4B, 5B, 6B, 7B AND 8 RECEIVED 10TH MAY, 2004

12470/25732

FULL PERMISSION

PROPOSAL

The application is for the erection of two detached dwellings, with a shared drive, turning area and a new access to Rosebank Road, on land adjacent to the telephone exchange. The site measures approximately 30 m by 39.4 m, slopes towards the south and across the site, and is generally open with some trees and hedgebank along the frontage with a few trees to the rear of the site. The open plan estate of Colesmore is sited to the east and south of the site, with a single storey telephone exchange to the west, built upon a plinth. The properties opposite are detached bungalows set approximately 2.5 -3 m upon higher ground, and there is a detached house to the north-west. In the past the site was owned by British Telecom and has been used as an allotment. A parking bay area has been formed to the north of the site adjacent to Rosebank Road; it is not part of the adopted highway, and has been used by Rosebank residents and visitors. The application plans show the proposed dwellings being two storey with room over the garages which are set at right angles to the houses and fronting to Rosebank Road. Materials are brick, with brick detailing and quoins and pantile roof tiles. They are positioned towards the front of the site in order to avoid the public sewer and culverted water course which cross the site. It is proposed to site the slab level such that there is level access from the highway to the units.

Outline Planning Permission was granted in July 1988, for the erection of one bungalow and one house on the same application site in similar position i.e. to the north of the sewer.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAYS AUTHORITY the layout shown does not provide sufficient turning area, the distance between the garages needs to allow for a car to be parked in front of each garage, with a 6 m area in between for access, a type B waiting bay should be provided; suggested conditions, include parking area retained, hard surface access, gradient, visibility, no surface water to highway, type B waiting bay, and note re formation of access. COUNTY ARCHAEOLOGIST is close to an Area of High Archaeological Potential- suggests condition - programme of archaeological work required. WESSEX WATER there are Wessex Water assets crossing the site, a three metre easement required, diversion or protection works may need to be agreed, notes re connections.

LANDSCAPE OFFICER subject to a suitable landscape scheme it should be possible to integrate the proposals into the local landscape, a native hedgebank is suggested on the road frontage and similar to the rear.

PARISH COUNCIL no objection to principle of building on this site but felt that a bungalow or dormer bungalow would fit in better, a relocation of the dwellings to the front and back of the plot, either side of the drains and facing west would have less impact and provide privacy for the neighbouring properties in Rosebank Road.

MILVERTON AND FITZHEAD SOCIETY no reply received.

SIX LETTERS OF OBJECTION the plot is too small to allow two four bed houses without eroding the character of the area; only a gap of 1 m to boundary with adjoining property so major impact on property; insufficient space for adequate landscaping; out of keeping with open plan development of Colesmore; two garages in front of houses would have a strong visual impact on the character of the road which is attractive narrow curving country road; screening to the front of the property should be in keeping with a mixed hedge; always assumed a bungalow would be built; the two 4 bed dwellings look "squeezed in"; one house would be more in character with Colesmore; removal of parking bay would lead to alternative parking having to be found for Rosebank Road properties causing congestion and possible safety concerns on a narrow lane used by through traffic; a 2 m fence is required to replace an existing falling down lower fence; trees should be planted; dwellings are large and would have a high visual impact on the surrounding properties; loss of privacy to existing bungalows; Rosebank Road is now a designated route through to Houndsmoor, and increasing numbers of cars and lorries are using the road; increased parking resulting from removal of existing layby would mean increased parking on a narrow road, making it dangerous to pedestrians including children; a new parking bay should be included in the scheme; removal of the hedge will result in loss of wildlife; loss of rural views.

POLICY CONTEXT

West Deane Plan - (WD/MV1 - a site south of Rosebank Road is proposed for a maximum of 10 dwellings, this site now developed as Colesmore; WD/MV/3 other than sites identified...housing will be restricted to infilling within the defined limits of Milverton.

Taunton Deane Local Plan - 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 Development in Villages including Milverton..... will be limited to small scale proposals which support social and economic viability or enhances the environmental quality and is unlikely to lead to a significant increase in car travel. H1 Housing within classified settlements is acceptable within a set of criteria. The site is located within the settlement limits, and outside the Conservation Area and Area of High Archaeological Potential.

ASSESSMENT

The site is within the settlement limits of Milverton and has had a previous approval for two residential properties (house and bungalow). The site is of adequate size to enable two detached dwellings to be erected. The plans will need to be amended to take into account the comments of the County Highways Authority, but this does not alter the principle of the scheme. It is not possible to have a hedgebank with landscaping and meet the visibility and layby conditions. The buildings could not be sited further back due to the positioning of the sewer. Given that the area has houses and bungalows, it is not unreasonable to allow two houses on this site. Their positioning is not considered to have any detrimental effect on the bungalows in Rosebank given their height above the highway, and there would be approximately 22 m between windows at the closest point across a highway, which is acceptable; and there is ample distance to the surrounding houses. Whilst garages to the front are not characteristic, parking is an issue in the area, and garages with parking in front are considered to be acceptable. The removal of the parking area alongside the road may result in parking issues for existing residents, however it is not an allocated parking area for those residents. The trees on the frontage are not considered to be worthy of retention, however it should be possible to retain some of the trees to the rear of the site. Given the position within the settlement limits, and the previous approval for two dwellings, it is not considered that permission could be reasonably withheld. The agent has been asked to amend the plans in order to meet the requirements of the County Highways Authority, which are considered to be reasonable, and subject to receipt of acceptable amended plans, the proposal is considered appropriate.

RECOMMENDATION

Subject to the receipt of satisfactory amended plans showing sufficient turning and parking space with layby, the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions materials, landscaping, hard landscape, levels, details of trees to be retained, protect retained trees, walls and fences, turning area kept free, parking area kept free, gradient, no drainage to highway, visibility, parking bay, garage for domestic purposes, no additional windows, obscure glass to upper floor, contamination, archaeological programme. Notes, Wessex Water connections, access to highway, remediation strategy, contact archaeologist, disabled access, and meter box.

REASON(S) FOR RECOMMENDATION:- The proposal is considered to be acceptable having regard to the location within the settlement limits and it would have no adverse effects on the amenities of neighbouring properties, it is considered to be in accord with Policies S1, S2, S7 and H1 of Taunton Deane Local Plan Revised Deposit.

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: