

TAUNTON DEANE BOROUGH COUNCIL

**ERECTION OF A SCOOTER STORE TO THE FRONT OF 29 OAKE CLOSE, OAKE.**

15340/25430

FULL PERMISSION

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**PROPOSAL**

The proposal is a Taunton Deane Borough Council application for the erection of a wooden scooter store with gently sloping felt roof measuring 1.55 m x 2.2 m x 1.95 m high (falling to 1.75 m) to the front of this bungalow in a cul-de-sac of similar properties on the edge of the village. Ancillary works to the shed include the construction of a concrete base, a concrete access path and installation of an electricity supply. The shed will be covered with a natural colour preservative.

**CONSULTATIONS AND REPRESENTATIONS**

PARISH COUNCIL support the application on the basis that the store is removed once it is no longer required for its present use.

**POLICY CONTEXT**

The West Deane Local Plan (adopted May 1997) is the adopted local plan but there are no specific policies for ancillary buildings. The following general Taunton Deane Local Plan Revised Deposit (November 2000) policies are taken on board as there are no specific policies for ancillary buildings: - S1 (General requirements), S2 (Design). In light of these policies, I consider that the proposal will affect the appearance of the street scene but I suggest the imposition of a condition requiring the removal of the store when it is no longer required for the storage of an electric scooter and a personal permission. The proposal does not harm the residential amenity of neighbouring dwellings or significantly harm the amenities of the existing property.

**ASSESSMENT**

The shed will be visible from the access road serving the other bungalows in the Close as it is at the front of the bungalow. As the Close is off the main village street, it is slightly less visible to passers by. I consider that a condition requiring its removal within 3 months of the cessation of the use of the shed for the parking of an electric scooter and a personal permission would be appropriate in this instance.

**RECOMMENDATION**

Permission be GRANTED subject to conditions of materials as plan, personal permission, the building and works shall be removed within 3 months of the shed no longer being required for the parking of an electric scooter.

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

**CONTACT OFFICER: 356462 MRS J HIGGINBOTTOM**

NOTES: