

31/2005/012

MR & MRS L POPE

ERECTION OF A DETACHED HOUSE AND GARAGE AND ALTERATIONS TO EXISTING ACCESS, ON LAND TO THE REAR OF THE HYDE, HENLADE

26781/24185

RESERVED MATTERS

PROPOSAL

Outline permission was granted for a dwelling on land to the rear of an existing dwelling which fronts the north side of the A358 in Henlade. Access will be via the existing driveway to the house, with improvements. This application for the Reserved Matters shows a 2 storey 4 bedroom dwelling with attached garage, constructed in brick, with a grey slate roof.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection subject to viability, parking and turning provision.

PARISH COUNCIL no objection in principle but still have concern over vehicle access.

1 LETTER OF OBJECTION has been received from agent on behalf of the owner of two recently constructed, (but unoccupied dwellings immediately to the east of the site, raising the following issues:-unacceptable loss of privacy from two bedroom widnows which directly overlook the dwellings, and loss of sunlight/overshadowing because of the orientation and site coverage of the proposed dwelling; it is suggested that this last point could be addressed by turning the dwelling through 90 degrees.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review Policy STR5, Development in Rural Centres and Villages.

Taunton Deane Local Plan Policies S1 General Requirements, S2 Design and H2 Housing within Classified Settlements.

ASSESSMENT

The site lies within the defined village limits for Henlade, and the principle of development has already been established with the granting of outline planning permission.

The main issues in this case is the relationship of the proposed dwelling to existing adjacent properties. Immediately to the south of the plot is The Hyde. This is a detached

dwelling with main windows in the front and rear elevations. To the east, are two recently constructed large detached dwellings. The proposed dwelling is orientated on a north-south axis with main living room windows facing east and west. Whilst this avoids overlooking and loss of privacy to the occupants of The Hyde, it will result in a serious loss of amenity to the future owner of one of the recent dwellings to the east.

Because there is open land to the west and north of the site, the problem could be overcome by a different orientation of the property, and a design which takes account of adjacent dwellings, in terms of windows.

Planning policies require new dwellings to be designed so that they do not harm the privacy and sunlight of existing dwellings,. This proposal does not comply with this policy and is unacceptable.

RECOMMENDATION

Permission be REFUSED due to the way the proposed dwelling is orientated on the site and its design, the proposal will result in direct overlooking and loss of privacy to the occupants of an adjacent property to the east. This would be detrimental to the residential amenity of the adjacent property and would be contrary to Taunton Deane Local Plan Policy H2(G).

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

CONTACT OFFICER: 356313 MRS H PULSFORD (MON/TUES/WED)

NOTES: