

38/2006/577

MR A ROUS

**ERECTION OF DWELLING ON LAND TO REAR OF 16 STATION ROAD,
TAUNTON**

322564/125050

FULL

PROPOSAL

The proposal comprises the erection of a single detached one bedroom dwelling to rear of 16 Station Road on unused courtyard area at the rear of a commercial premises. A previous permission for a dwelling here was approved under delegated powers.

The revised scheme is before Members as the Agent is related to a staff member.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 – Sustainable Development, STR4 – Development in Towns, Policy 11 – Areas of High Archaeological Potential, Policy 33 – Housing.

Taunton Deane Local Plan Policies S1 – General Requirements, S2 – Design, H2 – Housing in Settlements, H4 – Self Contained Accommodation, M4 –Parking, EN23 – Areas of Archaeological Potential, EN28 – Flood Risk, EN32 – Contaminated Land.

ASSESSMENT

The site is an open yard area between the rear of the existing Station Road properties and the Beauty Salon in Black Horse Lane. Access would be off the Lane with no vehicular parking although cycle parking is provided. Permission has also previously been given for a retail unit here as well as a dwelling. The revised scheme changes the position of the windows to the dwelling.

The site is in an area of flood risk and archaeological interest and these issues have been addressed and a condition imposed where necessary. With regard to neighbour impact the first floor bedroom has been provided with high level roof lights to address overlooking and no objections have been received.

The revised scheme comprises a suitable re-use of a brownfield site.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, window design, windows recessed, floor level, bin and cycle store. Note re flood risk.

REASON(S) FOR RECOMMENDATION:- The proposal is considered to comply with Taunton Deane Local Plan Policies S1, S2 and H2 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.

CONTACT OFFICER: 356398 MR G CLIFFORD

NOTES: