

38/2007/264

MR H M BRUNT

**ERECTION OF DWELLING ON LAND ADJACENT TO GLESNI, FONS GEORGE ROAD, TAUNTON**

322541/123647

FULL

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**PROPOSAL**

The proposal is for the erection of a dwelling between two detached properties, Glesni and Garden House on the north side of Fons George that comprises a row of individually designed, detached dwellings. The proposal would require the demolition of the garage attached to Glesni. The proposed dwelling would be 19.4 m long and 5.3 m wide. The dwelling would provide a minimum gap between the proposed and existing dwellings of 1.2 m with that distance increasing adjacent to Glesni to 2.2 m. Access would be via Fons George, a private roadway. There would be 4 off street parking spaces, 2 to the front of Glesni and 2 to the front of the proposed dwelling. The neighbouring property, the Garden House has a first floor terrace adjacent to the boundary with Glesni. The proposed dwelling would be 6.4 m high but set back a distance of 1.2 m at this point. The dwelling would have an original design with brick walls and grey interlocking slates, the latter to match Glesni.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY raise no objection to the proposal subject to the imposition of relevant conditions.

5 LETTERS OF OBJECTION have been received raising the following issues:- overdevelopment, out of character with the existing development; insufficient space between existing and proposed dwellings resulting in a cramped appearance; loss of gap between dwellings creating a wall of housing for residents opposite; increased traffic in narrow street where parking is already a problem; negative impact on the ambiance of the road; construction traffic likely to block the road making it difficult and at times impossible to pass; the proposal will result in a reduction of privacy and amenity for residents opposite the site.

**POLICY CONTEXT**

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 - Sustainable Development, STR4 - Development within Towns, and Policy 49 - Transport Requirements for New development.

Taunton Deane Local Plan Policies S1 - General Requirements, S2 - Design, H2 - Housing Within Classified Settlements, M4 - Residential Parking Requirements.

## **ASSESSMENT**

The northern side of Fons George comprises a row of individually designed dwellings with a variety of gaps between each dwelling and a variety of materials. The proposed dwelling reflects this character. It has been specifically designed for this site and as a result would be a long and narrow dwelling spanning from the front of Glesni to the rear of the Garden House. There are no living room windows on the western elevation of the Garden House and all the first floor windows on the eastern elevation of the proposed dwelling would face sections of blank walling so there would be no direct overlooking to the side of the proposal. At the first floor level of the proposed dwelling, facing down the garden, there would be two bedroom windows that would be able to see the garden of both neighbouring properties, but a degree of such overlooking already exists and I do not consider the additional overlooking created by the proposed dwelling would be unacceptable. The Garden House was erected on the boundary with Glesni's side garden and has a first floor terrace with a high boundary wall on for safety and to protect the amenity of occupants using the area. The proposed dwelling would be approximately 2.9 m above the top of the privacy wall and set back 1.2 m. As the Garden Room is located to the east of the proposed dwelling, I consider that the new building will have a minimal effect on the sunlight to the terrace area. The dwelling would be constructed of brick so that the need for maintenance along the side boundaries of the properties would be minimal. Dwellings in the area have a variety of space to their boundaries and the proposal would reduce the existing gap to 1.2 m. As the garden House is built immediately on its boundary with the neighbour I do not consider that the distance of 1.2 m is unacceptable. The proposal would necessitate the use of Fons George for construction vehicles and a note is recommended to request that any vehicles should not block the road during deliveries, however it is accepted that this may occur but only for relatively short periods with the driver at the site to move the vehicle in an emergency. The proposal provides for two off road parking spaces for each of the new dwellings. This is in excess of our required maximum of 1.5 parking spaces per dwelling but, taking into account the size of the dwellings and the character of the private road in this location I accept the increased level of parking. The dwelling does represent an increase in the built form of the road and will reduce the gap between properties at this point. However taking into account the individuality of the property designs and layouts in this section of the road, the need to maximum use of undeveloped land and the careful design used to minimise the impact on neighbours I consider the proposal acceptable.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of time limit, materials, parking, no additional windows in the west or eastern elevations of the proposed dwelling, details to be provided before occupation, access constructed prior to commencement of use, vehicle crossover, disposal surface water, visibility splays. Notes re construction vehicles, energy and water conservation, secure by design, disabled persons.

**REASON(S) FOR RECOMMENDATION:-** The proposed dwelling is within the built up area of Taunton where new dwellings are acceptable and is considered to be in

accordance with Somerset and Exmoor National Park Joint Structure Plan Review Policy 49 and Taunton Deane Local Plan Policies S1 and H2.

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

**CONTACT OFFICER: 356467 MRS J. MOORE**

NOTES: