

21/2006/024

EXECUTORS OF THE LATE MRS F EVANS

**ERECTION OF A DWELLING AND ALTERATION TO ACCESS AT LAND TO SOUTH OF WHITE OAKS, LANGFORD BUDVILLE**

311225/122867

OUTLINE APPLICATION

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**PROPOSAL**

The proposal provides for the erection of a dwelling on land adjacent to White Oaks, together with the formation of an access to serve two parking spaces for the existing dwelling and two spaces for the proposed dwelling together with a turning facility. This access will be from the road leading towards the village school. The existing vehicular access which currently serves the existing dwelling and which has no turning facilities will be permanently stopped up. Pedestrian access from the parking spaces to the new dwelling will be via a newly constructed private footpath located between the existing dwelling and the main street through the village. The proposal is for a single storey dwelling. An illustrative plan submitted with the application indicates that the new building will be located along approximately the same building line as the existing properties White Oaks and Tantelon. The dwelling will be designed to have windows to all rooms which look in either a south easterly or north westerly direction. The site is adjacent to the village Conservation Area.

A previous application for a dwelling on the site was refused under officer delegated powers in September 2006 for reason that the proposed access to the public highway did not incorporate the necessary visibility splays, which are essential in the interests of highway safety, contrary to Policy 49 of the County Structure Plan. The current proposal modifies the proposed entrance by providing the required visibility splays.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY the Authority raised concerns and recommended refusal of the previous application due to insufficient parking and visibility at the access. The revised scheme now provides an adequate sized parking area for four vehicles and incorporates improved visibility at the point of access to the public highway. This overcomes the previous concerns and on this basis would not wish to raise an objection. In the event of permission being granted would recommend conditions re visibility splay as on submitted plan, surfaced access, parking and turning areas and no discharge of surface water onto highway and note re contacting the Area Highway Office.

CONSERVATION OFFICER chief concern is the configuration of the access, which will cut a large chunk out of a prominent corner eroding the traditional pattern of enclosure. Whilst the site lies outside the Conservation Area this can be seen to affect its setting in a negative manner. Also concerned about the loss of the red telephone kiosk, as once removed BT tend not to relocate them. Traditional kiosks

of this type continue to fall in number nationally and are an important element of the traditional village scene. Here the box plays a positive role in providing the setting for the Conservation Area and thus it is unfortunate that it has not been listed.

PARISH COUNCIL no response to current application, but objected to a second dwelling on the site on the previous application but would look more favourably on an extension to the existing dwelling.

THREE LETTERS OF OBJECTION have been received raising the following issues:- loss of privacy as windows of the new dwelling will look into bedroom windows due to height difference of the plot; plot too small to sensibly accommodate a second dwelling; loss of the village phone box due to the driveway arrangements; visual impact on the Conservation Area; vehicular access to two properties on the same site constitutes a hazard on the approach road to the school and in proximity to a busy thoroughfare in the village at a blind corner; trees would have to be removed to provide sufficient room for turning and to erect a bungalow; proposed building too close to White Oaks and other properties; overlooking; overdevelopment, but would support an extension to the existing dwelling.

## **POLICY CONTEXT**

Somerset and Exmoor National Park Joint Structure Plan Review Policy 49 addresses transport requirements of new developments. Policy S1 of the Taunton Deane Local Plan sets out general requirements for new developments. Policy H1 states that housing development will be permitted within defined limits of settlements provided certain criteria are met.

## **ASSESSMENT**

The submitted plan provides for 4 parking spaces and turning facility to serve the existing and proposed dwellings. The current proposal overcomes the concerns of the Highway Authority on the previous application which was refused, by improving the visibility at the point of access. The principle of a dwelling within the settlement limits is considered to be appropriate and the site is large enough to accommodate a dwelling. The only reason for refusal on the previous application was on highway grounds that have now been overcome. Although the loss of the telephone box is unfortunate, I do not consider that the proposal can be resisted on these grounds. The work to provide a visibility splay can be carried out without the need for planning permission. The proposal is therefore considered to be acceptable.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of time limits, submission of details, site levels, materials, landscaping, walls/fences, visibility splays, parking/turning, no surface water to discharge onto highway, single storey, meter boxes and removal of GPDO rights for means of enclosure. Notes re contact Area Highway Office, disabled access, energy/water conservation, meter boxes and CDM Regulations.

**REASON(S) FOR RECOMMENDATION:-** The proposal is considered not to have a detrimental impact upon visual or residential amenity and is therefore considered

acceptable and, accordingly, does not conflict with Taunton Deane Local Plan Policies S1 and S2.

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

**CONTACT OFFICER: 356461 MR J HAMER**

NOTES: