

23/2006/044

MR R WYNNE

ERECTION OF DWELLING ON LAND ADJACENT TO QUEENSMEAD, SILVER STREET, MILVERTON (RESUBMISSION OF 23/2006/030) AS AMENDED BY AGENTS LETTER DATED 6TH JANUARY, 2007 AND ACCOMPANYING PLAN NO. 3016 DWG 2 REV D

312442/125815

FULL

PROPOSAL

The proposed development comprises the erection of detached one and a half storey dwelling with garage. The dwelling will be built on the site of an existing block of garages that have approval to be demolished (23/2006/029CA). Materials to be brick and reconstituted slates.

The proposal is a revised scheme of 23/2006/030 (withdrawn) which has: removed a projecting gable to the front of the dwelling; improved fenestration; and removed a garage, in favour of keeping one of the existing.

The amended plans have lowered the ridge height by 400 mm; applied obscure glazing to some windows; and parking space clarified, clear of rights of access to adjoining properties.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY No objection. Amended plans show additional parking space to front of dwelling. Agents has stated that parking spaces are clear of rights of access. Sufficient space for vehicles to turn within site and leave in forward gear. Conditions imposed to retain garage for parking of vehicles only, and parking and turning to be kept clear of obstruction. COUNTY ARCHAEOLOGIST likely remains relating to medieval and later occupation of town. Recommend archaeological monitoring of development and report any discoveries made. WESSEX WATER recommends note for points of connection and easement.

LANDSCAPE OFFICER existing Hawthorn to be felled has some amenity value but not sufficient to warrant a TPO. Subject to replacement tree planting, proposals will have limited landscape impact. CONSERVATION OFFICER scheme appears an improvement on the last, condition sample of materials. DRAINAGE OFFICER soakaways to be constructed in accordance with Building Research Digest 365 (September 1991).

PARISH COUNCIL object to proposal.

NINE LETTERS OF OBJECTION have been received raising the following issues:- overlooking/loss of privacy garden and bungalow; where will drainage go, number of blockages from bungalow over years; lower height has no effect on impact of large

building; in conservation area, out of character; intrusive on bungalows; materials do not compliment surrounding buildings; out of scale with plot; removal of garages will exacerbate parking problem of village; turning area in front garages will be removed, would result in vehicles reversing onto road; parking in front of garage will block access to back garden; unsuitable sandy subsoil; house too close to retaining wall; should be in sympathy to surrounding buildings, not modern 'estate type'; revised plan larger and higher; why was a bungalow not considered to respect the surrounding properties?; affect on value of property; request archaeological investigation; will obscure glazed windows on south elevation have restricted openings; is rear blockwork wall of garages to be demolished?; retaining wall lower in places, and windows on ground floor would allow view direct into garden.

ONE LETTER OF OBJECTION ON BEHALF OF IMMEDIATE NEIGHBOUR raising the following issues:- size and massing, overbearing and inappropriate for location; architecturally incongruous; impact on amenity and loss of off-street parking; design does not preserve or enhance conservation area (policy EN14 of the Taunton Deane Local Plan); application site has only ever contained a single storey building; impact on residential amenity and enjoyment of property and garden, overshadowing and removal of current sense of openness (policy H2(E); loss of car parking; consideration should be given to destruction of tree and whether suitable for TPO; right of way into site exists, important that users have ability to turn cars; right of way also exists to rear of clients garden, should not be obstructed.

ONE LETTER OF REPRESENTATION has been received raising the following issues:- no longer rent garage here, so will not be affected.

POLICY CONTEXT

The site lies within the defined settlement limits where there is a presumption in favour of new residential development subject to meeting the criteria set out in Policy H2 of the Taunton Deane Local Plan, which includes that:- small-scale schemes will not erode the character or residential amenity of the area. The criteria of Policy S1 (General Requirements) of the Taunton Deane Local Plan also apply in respect of traffic, accessibility, wildlife protection, character of area, pollution, health and safety. Policy S2 (Design) requires good design appropriate to the area. Policy EN14 (conservation areas) allows development that would preserve or enhance the appearance or character of the conservation area. Policy M4 (Residential Parking Requirements) is also relevant.

ASSESSMENT

The right of way into the site is a legal/private matter, however, amended plans have provided a car parking space to the front of the house. Providing the space in this location prevents any obstruction to the rear of Deans Cottage and provides turning space within the site. The area in front of the garage will be conditioned to prevent any obstruction.

The loss of parking has also been addressed with the approval of application 23/2006/029CA. Planning approval would not be required to stop the use of the

garages, and this could happen at any time. There is no planning control for the garages to continue to be used.

The windows on the rear elevation are proposed to have obscure glazing to prevent any detrimental overlooking. A condition regarding boundary treatment will be attached to this permission to ensure that the ground floor windows on the rear elevation do not overlook properties to the rear.

As the site is partially within the conservation area, a building of this size and design is considered more appropriate to the character and appearance of the area, rather than a bungalow. The size of the dwelling is lower than previously proposed. The proposed dwelling is 10.7 m from the boundary of the property to the front, with an approximate dwelling to dwelling distance of 22 m.

The landscape officer does not consider the tree significant to warrant a TPO. An archaeological condition will be imposed. Details regarding foul drainage and materials will also be made a condition.

The site is within the settlement limits of Milverton partially within the Conservation Area. The site is of adequate size to enable a detached dwelling to be erected, and the proposal is considered to meet the criteria of Local Plan Policy.

RECOMMENDATION

Subject to the receipt of the County Highway Authority comments the Development Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, materials, boundary details, landscaping, drainage details, no obstruction to turning/parking area, surface water, garage for parking of domestic vehicles only, turning and parking space kept clear and only used for parking and turning in connection with development, obscure glazing, no additional windows, archaeological investigation. Notes re compliance, sewer, Wessex Water, DDA, encroachment, right of way, soakaways.

REASON(S) FOR RECOMMENDATION:- The proposal is considered to be acceptable having regard to the location within the settlement limits and it would have no adverse effects on the amenities of neighbouring properties, it is considered to be in accord with Taunton Deane Local Plan Policies S1, S2, H2 and EN14.

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

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NOTES:

