

TAUNTON VALE PROPERTIES LTD

CONSTRUCTION OF WIDER VEHICULAR ACCESS, INVOLVING DEMOLITION OF WALL, TO THE REAR OF 39 TRULL ROAD, TAUNTON AS AMENDED BY AGENTS LETTER DATED 14TH OCTOBER, 2002 AND ACCOMPANYING PLAN NO 02/32/01B

22100/23600

FULL PERMISSION

PROPOSAL

The proposal is for the demolition of part of the existing stone wall on the northern boundary of 39 Trull Road, to form a wider vehicular access to the rear of 39 - 47 Trull Road. The vehicular access to the rear of the properties is onto the Haines Hill Road and is within the Haines Hill conservation area. Amended plans have been received which propose to widen the existing access from 2.62 m to 3.70 m. A new brick wall is proposed to replace the existing brick wall to the rear of 39 Trull Road.

CONSULTATIONS AND REPRESENTATIONS

CONSERVATION OFFICER (on original plans) no justification given, although access tight if cars accessing/exiting at the same time; suggest amendment to allow for wider access at junction with street, with narrower access to garages beyond; opening up the site in the manner proposed, would be regrettable, (on amended plans) amended plans an improvement.

6 LETTERS OF OBJECTION (on original plans) raising issues of: solid white line opposite drive preventing parking, yet this is given as a reason to widen the drive; no reason to widen the drive to 5 m, a width of 3.5 m would be more than enough; it would "advertise" the fact that the drive leads to the back of the buildings thus encouraging burglars to investigate; no neighbouring properties have been consulted on the proposals by the applicant; it will erode the nature of the area by removing more mature hedge; will have a detrimental effect on the leafy tranquillity and character of the Trull Road end of Haines Hill; no difficulty at present in entering or exiting the lane; resulting vast open expanse would result in more casual parking in the lane; Victorian Lane is an integral part of the character and beauty of this Conservation Area; to lose the existing weathered brick wall and established hedge and shrubs which offer considerable privacy and seclusion, would be of detriment to the area; desirability and value of the neighbouring properties would be affected; unnecessary to permit vehicles to pass along the lane; widening of the road will increase the speed at which the users will be able to travel, thus increasing the noise level; if allowed this could be the thin end of the wedge for future applications therefore destroying this quiet Conservation Area; to widen the access would be totally out of character with all other relativities within the Haines Hill Conservation Area; changes could help increase occupancy of other properties and lead to higher use of the lane.

POLICY CONTEXT

Policy 9 of the Somerset & Exmoor National Park Joint Structure Plan Review states that: "The character or appearance of Conservation Areas should be preserved or enhanced." Policy EN15 of the Taunton Deane Local Plan Revised Deposit states that "Development within or affecting a Conservation Area will only be permitted where it would preserve or enhance the appearance or character of the Conservation Area". Policies S1 and S2 of the Taunton Deane Local Plan Revised Deposit are also relevant to this application.

ASSESSMENT

The site is situated towards the western end of the Haines Hill Conservation Area. The area is characterised by large residential dwellings set back from the road with front gardens onto the Haines Hill Road. The road is fronted by stone walls and hedges, which gives the Conservation Area its distinct character. The amended plans show the width of the vehicular access widened to 3.7 m, compared with 5 m originally proposed, which the agent has indicated is the minimum width needed to allow a fire appliance to access the rear. The main consideration when determining this application is the impact the widening of the access will have on the conservation in terms of its visual appearance. There are similar accesses along the road at present, which do not impact on the enclosed feeling of the area. The initial concerns from the widening of the access was that the opening up of a rear access to this degree would detrimentally affect the character of the area in terms of its enclosed nature, and lead to a visual separation of the houses on Trull Road from those on Haines Hill. It is considered the amended plans that reduce the width of the proposed access overcome these initial concerns, and the impact on the visual appearance and character of the Conservation Area is not so detrimental as to warrant a refusal of the application.

RECOMMENDATION

Permission be GRANTED subject to the conditions of time limit, materials. Notes re surface water.

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:

