

38/2005/265

MR & MRS HUNT

**ERECTION OF DWELLING TO REAR OF 26 STOKE ROAD, TAUNTON**

23911/23303

OUTLINE APPLICATION

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**PROPOSAL**

The proposal is for the erection of a dwelling in the rear garden of the property. The garden is 50 m in length and the new dwelling, parking and garden would be situated on the southern end of the garden fronting onto Harp Chase.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY no objection subject to conditions. Harp Chase is a cul-de-sac with minimal traffic. The traffic speeds are likely to be low with most traffic generation being created by the residential home. Orchard Court. COUNTY ARCHAEOLOGIST no objections. WESSEX WATER the site is within a mains water, foul and surface water sewered area.

LANDSCAPE OFFICER subject to replanting at the front of the site it should be possible to integrate the dwelling into the local street scene. DRAINAGE OFFICER no objections.

4 LETTERS OF OBJECTION have been received raising the following issues:- the road was designed for development on one side only and is not wide enough for development on both sides of the road; there is on street parking as most of the existing dwellings only have 1 parking space; service vehicles and ambulances going to the nursing home need a clear road to allow them to get through, any new dwelling should have a minimum of 2 parking spaces, the proposed dwelling would overlook the private gardens of neighbouring dwellings causing overlooking; if allowed this would create a precedent for additional dwellings in the adjacent rear gardens which would lead to further overlooking and traffic problems; additional dwellings may devalue existing properties; there are TPO trees at the rear of Stoke Road, adjacent Harp Chase and this proposal should not be allowed to affect them; the proposal will result in increased traffic using Harp Chase which will increase noise and disturbance for existing residents and this would be detrimental to amenity.

**POLICY CONTEXT**

Somerset and Exmoor National Park Joint Structure Plan Review the following policies are considered relevant Policy 49 (Transport requirements for new development) Taunton Deane Local the following policies are considered especially relevant:- S1

(General Requirements); S2 (Design); H2 (Housing within Classified Settlements) and M4 (Residential Parking Provision).

## **ASSESSMENT**

The site is located in a residential area of Taunton where the principle of new development is acceptable. The site would maintain in excess of 22 m (normal window to window distance) to the rear of properties in Stoke Road and this is considered acceptable. To the front (south) of the site lies Harp Chase with residential properties opposite. The existing dwellings are situated so that it should be possible to avoid a direct window - window relationship. Between the application site and Harp Chase there is a 1 m strip of land that is in separate ownership. This piece of land would be required to provide the necessary pedestrian/vehicular access to the site and notice has been served on the owner. Policy M4 requires the provision of car parking for this site and, bearing in mind the car parking provision for the existing dwellings, the existing on street parking problems and the need for clear access to the nursing home, I consider that 2 on site parking spaces should be provided for the proposal. Proposal considered acceptable subject to conditions.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions re outline, time limit, reserved matters, materials, landscaping, boundary treatment, visibility, parking, turning, hardsurfacing, access width, access formation, entrance gates and note fencing at front. Note re contact Wessex Water.

REASON(S) FOR RECOMMENDATION:- The proposed dwelling is considered to be in accordance with Taunton Deane Local Plan Policy 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: