

38/2005/352

MR MICHAEL JAMES MCCARTAN

ERECTION OF 2 NO. DWELLINGS TO REAR OF 191 AND 193 STAPLEGROVE ROAD, TAUNTON

21593/25824

OUTLINE APPLICATION

PROPOSAL

The proposal is for the subdivision of the rear domestic curtilage of 191/193 Staplegrove Road to provide a building plot for a pair of semi-detached dwellings. The plot measures 20 m x 10 m and would leave the existing dwellings with an 18 m - 20 m garden. The applicant also proposes a pedestrian access to the north of the plot to access 191 Staplegrove Road. Vehicular access would be off Dowell Close, to the west through an existing parking courtyard.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY views awaited

12 LETTERS OF OBJECTION have been received raising the following issues:- the proposed development will increase congestion to neighbouring access where there are already too many parked cars; the building delivery and work will block access to neighbouring properties; the site can only accommodate 2 cars and this would be inadequate for 2 dwellings leaving any overspill to add to the existing parking problem in the area and may lead to accidents; the proposed development would be out of keeping with the traditional Edwardian layout and character of the area; the proposal will result in the loss of a rear access to properties in Staplegrove Road increasing roadside parking; extra vehicles parking in Dowell Close would restrict emergency vehicles; building in the rear gardens would compromise the integrity of the Edwardian houses and gardens; any windows would be bound to overlook neighbours; houses would shade adjacent gardens; the proposal would result in a loss of trees and shrubs affecting the wildlife of the area; the proposal, if permitted, would create a precedent for similar development contrary to the character of the area; the red access shown on the site plan is misleading, as the area is used by various cars who will be more likely to block the existing accesses; vehicle sight lines to The Orchards are "blind" and access to the application site will be a highway danger; there has been no change in circumstance since the 2004 appeal dismissal on highway grounds.

There have been no previous applications on this site. The application referred to in the letter of objection was a proposal for a dwelling to the rear of 209 Staplegrove Road where its only access was off Staplegrove Road.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review Policy 49 (Transport Requirements For New Development).

Taunton Deane Local Plan the following policies are considered especially relevant:- S1 (General Requirements), H2 (Housing Within Classified Settlements), and M4 (Residential Parking Requirements).

ASSESSMENT

This is an outline application with all matters reserved. Due to concerns over the density of the development, taking into account the requirement for car parking, the applicant has amended the proposal to the erection of 1 dwelling. The proposed site (20 m x 10 m) is considered to be of sufficient size to accommodate a dwelling without causing undue harm to the amenity of neighbouring properties. The comments of the Highway Authority are awaited and (if received by then) will be incorporated into the update sheet for consideration by this Committee. Proposal Considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, reserved matters, materials, walls and fences, car/cycle parking, foul and surface water drainage details. Notes re design in keeping with the area, design to avoid overlooking of neighbouring properties, disabled persons, energy conservation, secure by design.

REASON(S) FOR RECOMMENDATION:- The proposed development lies within the limits of a classified settlement where the principle of development is considered acceptable and the proposal is considered to be in accordance with 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: