

38/2006/355

MR AND MRS J LAW

**ERECTION OF DWELLING ON LAND REAR OF 103 GALMINGTON ROAD,  
TAUNTON**

321194/123877

OUTLINE APPLICATION

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**PROPOSAL**

The application seeks outline planning consent for the erection of a single dwelling. All matters are reserved for subsequent approval (Siting, Design, External Appearance, Means of Access, Landscaping). An indicative block plan is provided with the application which illustrates a detached dwelling and detached single garage.

It is proposed that the occupiers of 103 Galmington Road gain vehicular access from Galmington Road and create a turning space under the provisions of permitted development.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY no objections subject to conditions. WESSEX WATER no objections.

SEVEN LETTERS OF OBJECTION have been received raising the following issues:- the dwelling will be dominant in the local environment; the proposed dwelling will overlook adjacent dwellings and gardens causing loss of privacy; the proposed access from Galmington Lane is a secondary access which is not designed for additional traffic; the proposed access is steep and is not in accordance with current standards; installation of hard standing will exacerbate surface water running off the drive; there is insufficient information to assess the application further (lack of elevations, floor levels etc); the proposal will result in over development of the site; the proposal will cast our garden into shade; the proposed dwelling will obstruct our view; the use of the access track from Galmington Road will generate additional noise.

**POLICY CONTEXT:**

Taunton Deane Local Plan Policies S1- General Principles, S2 – Design, H2 – Housing within classified settlements, M4 – Residential parking provision.

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, including that small scale scheme will not erode the character or residential amenity of the area. The criteria of Policy S1 of the Taunton Deane Local Plan also apply in respect of traffic, accessibility, wildlife

protection, character of area, pollution, health and safety. Policy S2 requires good design appropriate to the area.

## **ASSESSMENT**

The principal consideration is considered to be the impact of the proposal on visual and residential amenity.

The area is characterised by a mixture of detached and semi detached dwellings to the south, east and west. The illustrative siting and orientation of the plot in relation to surrounding dwellings is such that I am satisfied that a dwelling can be accommodated without causing harm to residential amenity or the character of the area.

There is sufficient separation on the indicative plan between the rear elevation and the proposed boundary with 103 Galmington Road (7 m) and the gable end of 103 Galmington Road (14.5 m). There is also sufficient separation between the indicative gable ends and the boundary with 5 Galmington Lane and the boundary with the curtilage of 101 Galmington Road to the north west.

A 'chalet style' dwelling with rooflights to the rear elevation would limit potential overlooking to the rear of 103 Galmington Road and 101 Galmington Road to an acceptable level. The openings to the front on the indicative plan are offset from the rear of 7 Galmington Lane to a degree that will result in an acceptable relationship with regards to overlooking.

There are further concerns from neighbours over the use of the vehicular access from Galmington Road by occupiers of 103 Galmington Road. In planning terms the use of this existing access is considered acceptable. The existing occupiers of 103 Galmington Road can already use the access for vehicles to access an existing garage within the curtilage of 103 Galmington Road. In addition planning permission would not be required for the formation of hard standing and the erection of a detached garage (within the limitations of the GPDO, 1995) within the curtilage of 103 Galmington Road. It is therefore not considered reasonable to object to the proposal on these grounds.

The use of the vehicular access from Galmington Lane is considered acceptable. The access falls within the application site and is owned by the applicants and there will be no net increase the number of residential units that the access will serve. The highway authority does not object to the use of this access for the development.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of outline, reserved, time limit, site levels, materials, landscaping, walls and fences, GPDO garages, parking space, turning space.

**REASON(S) FOR RECOMMENDATION:-** The application site is located within the settlement limits of Taunton and it is considered that the plot is of sufficient size to accommodate a dwelling in a manner which will not erode the character of the area,

harm the appearance of the street scene, or impact on neighbouring amenity. Therefore, the scheme accords with Taunton Deane Local Plan Policies S1, S2, H2, and M4.

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

**CONTACT OFFICER: 356468 MR M HICKS**