

38/2007/336

MR J UWEJOMA

ERECTION OF DWELLING AT LAND TO THE REAR OF 191/193 STAPLEGROVE ROAD, TAUNTON

321592/125824

FULL

PROPOSAL

Outline planning permission was granted in 2005 for the erection of a dwelling on the present application site. Earlier this year two full applications were refused as over-development of the site. The current application is for full planning permission for a detached dwelling on the site. The dwelling would be two storey in height and front onto the garage courtyard to the west. The main living room and bedroom windows front west and east. There would be no windows in the southern elevation and bathroom windows in the northern elevation which would be obscure glazed and restricting opening. At the front of the property would be an attached carport for the parking of two cars in association with the dwelling, accessed off Dowell Close.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no comment received.

6 LETTERS OF OBJECTION have been received raising the following issues:- the garage courtyard is the existing access for other properties and this is the only access for emergency vehicles, any parking in the courtyard, private(domestic) or commercial (during construction) may block the access and this could be dangerous; the access from the rear courtyard to 193 Staplegrove Road conditioned on the previous approval has not been provided and the owner of 193 Staplegrove Road would not have purchased their property if they had not thought such an access was to be provided; windows facing east and west will overlook neighbouring gardens and down into the rear of properties in Staplegrove Road effecting privacy, light and amenity contrary to Taunton Deane Local Plan Policy H2; the proposal does not replace parking provided for the residents of 191 and 193 Staplegrove Road and will result in additional parking and congestion along Staplegrove Road; occupiers of adjacent properties have altered and will not be aware of the proposal; the proposal does not respect the conditions attached to the outline application; the design is out of keeping with the Victorian/Edwardian houses of the area; increased traffic in Dowell Close will be dangerous as there have already been developments in the area adding to volume of traffic and parking problems and the additional unit here will exacerbate the problem; the proposal will result in wear and tear of a privately owned and maintained courtyard and rear access is unacceptable and has already lead to drainage problems; there is no space on site for the storage of builders materials and this will result in materials being stored in the courtyard obstructing access and garages; there is no parking for the proposed dwelling or deliveries and a pull in should be provided to avoid other garages/accesses being blocked; the owner of the site already parks in front of my garage when visiting as a primary care

nurse I need instant access and this is inconvenient; Staplegrove Road is to become a new inner relief road and the gardens and parking will become increasingly important to residents of Staplegrove Road; a 4 bed roomed dwelling is not modest and would be overdevelopment; the front door will be in constant use and overlook neighbours hedge; the design and access statement is incorrect the land to the front of the proposed dwelling is private land not a communal area; there are no 3 storey dwellings surrounding the site and only one velux window in the roof space; increased noise and activity from occupation of the dwelling will have a detrimental impact on the amenity of neighbours; in other districts 30% of the land should be built on and 70% left for private amenity but this is not the case here; the downstairs rooms are too small for the size of accommodation; this would set a precedent for further unacceptable development of rear gardens in the area so destroying the character of Staplegrove Road

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review Policy 49 - Transport and new development.

Taunton Deane Local Plan Policies S1 - General Requirements, S2 - Design, H2 - Housing Within Settlements and M4 - Residential Car Parking.

ASSESSMENT

In December 2005 Planning Committee accepted the principle of a dwelling on this application site. They imposed specific conditions on the approval for (1) the provision of a footpath link across the site from 193 Staplegrove Road to the parking facilities that were available at the rear; (2) the provision of 3 parking spaces to include one garage for use by the residents of 193 Staplegrove Road. In addition the permission include a note to the future developer that any dwelling should be designed in keeping with Dowell Close, insure a minimum 10 m rear garden to provide adequate separation between existing and proposed rear gardens and leave space at the side of the dwelling to avoid a cramped appearance. In the intervening period the owner of the site has sold 193 Staplegrove Road without any parking and has sold the application site to a third party. As a result the current application does not conform to the conditions of the outline permission. The Highway Authority have, on an earlier application, accepted that it is not reasonable for this application to provide parking for 193 Staplegrove Road and have not objected to the current proposal within the consultation period. The dwelling has been resited since the last refusal in order to maximise the size of the rear garden, as a result the applicant now proposes a 9 m rear garden rather than the 4.5 m garden previously considered inadequate. The proposed dwelling now provides a rear garden with 9 m from the dwelling to the boundary with 191/193 Staplegrove Road and a minimum of 28 m to the rear of the dwellings in Staplegrove Road. I consider that these distances are acceptable in this case. Neighbours are concerned that the garage courtyard may become blocked by future residents cars. However, I do not consider this any more likely than at the present time. The proposal includes the provision of two off street parking spaces which should cater adequately for the demand. Residents are also concerned that the courtyard may become blocked by construction vehicles, however if this does occur it is likely to be of short duration and the drivers would be

at the site if needed to move the vehicles quickly for an emergency. Proposal considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, windows on north and south restricted opening, parking, cycle parking, no new windows above ground floor. Notes re no obstruction of garage courtyard especially during construction, disabled persons, secure by design, energy and water conservation.

REASON(S) FOR RECOMMENDATION:- The proposed dwelling is within a residential area where its design and location are considered to be acceptable, in accordance with Taunton Deane Local Plan Policies S1, S2 and H2.

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: