

48/2005/074

WEST OF ENGLAND DEVELOPMENTS (TAUNTON) LTD

ERECTION OF 3 TWO STOREY DWELLINGS PLOTS 1-3, AT LAND AT SIDBROOK FARM, WEST MONKTON AS AMENDED BY AGENTS LETTER DATED 2ND FEBRUARY, 2006 AND DRAWING NOS. 3654/05/B, 3687/05/C AND 3688/05/B

25349/27447

RESERVED MATTERS

PROPOSAL

The proposal comprises the clearance of all reserved matters following previous outline application 48/2003/064. This application for three dwellings represents approximately half of the site granted outline consent with access derived from an existing lane to the north east of the site. The proposed dwellings are of two storey construction with attached garages. The layout plan shows an indicative layout of another three dwellings on the remainder of the site.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY comments awaited. WESSEX WATER no objections.

LANDSCAPE OFFICER the west boundary of the site should provide a landscape buffer to the fields beyond and all hedges should be of a native species mix. PLANNING POLICY no comments. DRAINAGE OFFICER no objections subject to appropriate standards compliance.

PARISH COUNCIL the outline permission was granted despite objections from residents and local councilors. This application would have a negative affect particularly on 85A Greenway, (not shown on the plans submitted) and to a lesser [extent] on the other bungalows in the row of bungalows running from Greenway Chapel, westerly. The application would also impact on some of the bungalows in Greenway. All other properties mentioned are bungalows and the proposed development comprises 6 two storey dwellings. The application is for the development of three of the 6. The three in question are too close to the bungalow 85A Greenway. This bungalow currently enjoys views over open countryside which would be obstructed by the development. The visual impact would be considerable. Screening/planting at the boundary should be a minimum requirement. The height of the roof lines of the development should be no higher than the exiting roof line of 85A Greenway.

ONE LETTER OF OBJECTION have been received raising the following issues:-the plans shows an area adjacent to our boundary described as "overgrown vegetation, however this is a small thicket that is alive with birds during the summer; the thicket should therefore be retained; the continuing urbanization of this piece of countryside at Sidbrook is going to change our lives as well as devalue our property; our

bungalow which has distant views, is now to be overshadowed by tall houses and No. 2 will have many windows just a few feet from our garden, completely overlooking it.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 – Sustainable Development and Policy 48 – Access and parking.

Taunton Deane Local Plan Policy S1 covers general requirements, including one stating that the accessibility of the development by public transport, cycling and pedestrian networks should be consistent with its likely trip generation and minimising the need to use the car. Policy S2 of the same plan provides guidelines for the design of new developments. Policy H2 states that housing development will be permitted within defined limits of settlements provided certain criteria are met. Policy M4 sets out guidelines for residential parking standards.

ASSESSMENT

The principle of residential development on the site has already been established by the previous outline planning permission. No condition was attached to the latter consent restricting the storey height of the dwellings and accordingly two storey development is considered acceptable in principle. Objections received refer to loss of views, however this is not considered a relevant planning consideration, provided that the development is not overbearing. The devaluation of properties is similarly not considered a relevant planning consideration.

In terms of impact upon residential amenity the nearest property to the proposed dwellings is 85A Greenway, whose location is adjacent to the east boundary of the site. The landscape proposal retains existing trees on the east boundary and proposes additional hedging to bolster the existing screening. All first floor habitable windows in the east, rear elevations are located sufficient distance away from 85A Greenway. Furthermore Plot 2 is positioned at an angle in order to face the gable end of 85A Greenway which means that the front and rear gardens of the latter property are at oblique angles to first floor windows. Plot 1 is separated from 85A Greenway by an attached garage and no first floor windows face the neighbouring property. Due to the aspect and distance away from neighbours the proposed dwellings will not result in detrimental loss of light or overbearing impact. The proposal is therefore not considered to detrimentally affect the residential amenity of the area.

In terms of design, the revised proposal (that splits up the garages from plots 1 and 2) incorporates a cottage style development and utilises materials that are sympathetic to this edge of countryside location. The proposal is considered to respect the character of the area and to comply with policies of the Development Plan and is therefore recommended for approval.

RECOMMENDATION

Subject to the receipt of no adverse comments from the County Highway Authority, the Development Control Manager in consultation with the Chairman/Vice Chairman be authorised to determine and permission be GRANTED subject to an additional condition requiring vertically sliding sash windows. Notes regarding compliance with the conditions of the outline permission with specific regard to drainage issues and landscaping issues.

REASON(S) FOR RECOMMENDATION:- The reserved matters of this development are considered to be acceptable and would not harm visual nor residential 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: 356586 MR R UPTON

NOTES: