

25/2007/003

MR A WINTER

**ERECTION OF AN ATTACHED DWELLING ON LAND ADJACENT TO 12
MANOR PARK, NORTON FITZWARREN**

319324/125873

FULL

PROPOSAL

The site is to the north of the B3227 in Norton Fitzwarren, in the southeast part of Manor Park. The site is bounded by No. 12, (a semi-detached property) to the west, Brookside View (a detached bungalow) to the east, an embankment and hedge bounding the footpath and highway (B3227) to the south and No. 14, (a semi-detached property) to the north. The proposal is to erect a dwelling attached to the eastern end of no 12 thus forming a terrace of three. The site is slightly higher than the footpath alongside the B3227, and a sewer runs through the site. The plans indicate a distance of approximately 1.6 to the sewer line from the side of the proposed dwelling. Parking for the proposed dwelling is shown just to the north of the site, with an existing garage and workshop demolished to form the parking for No 12. An electricity substation lies between this parking space and the garage for No 14. The design is similar to Nos. 10 and 12 Manor Way. Originally the Environment Agency had asked for a Flood Risk Assessment for the site, but subsequently agreed that one was not required.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAYS AUTHORITY the site is within the development boundary limit of Norton Fitzwarren with access from an unclassified highway, adequate parking is provided for the existing and proposed dwellings, therefore no objections subject to condition to retain parking area. COUNTY ARCHAEOLOGIST no objections. ENVIRONMENT AGENCY no comments. WESSEX WATER a public sewer crosses the site, a 3 m easement normally required for apparatus, diversion or protection works need to be agreed. notes required, points of connection to be agreed.

LANDSCAPE OFFICER already a large tarmac area in front of No. 12, the demolition of the garage and workshop will increase this much further, if allowed, this area should be broken up with planting or different hard surfaces. DRAINAGE OFFICER soakaways to standard.

PARISH COUNCIL concern about alteration to character of the house, which will become a row of terraces instead of a semi detached; no other terraced properties in Manor Park so not in keeping; will set a precedent; access will be difficult to the electricity sub-station and dwelling in a very restricted area.

9 LETTERS OF OBJECTION have been received raising the following issues:- would set a precedent; would be very visible from the main road; would change the character of the estate; extra traffic to and from the cul de sac; a change from semi-

detached to terraced; previous extensions in the area have been designed as extensions not to create a terrace; previously people had been advised that they could not extend as it would create a terrace effect; devaluation in value; breach of human rights as purchased a semi not a terraced property; neither house would have a garage, when all others have garage; No. 12 would cease to have a rear access; a large increase in tarmac in front of existing houses, with limited access; 24 hour access required for sub station; extra traffic will result in increased noise, pollution, health and safety issues; possible increase of parking on the road; concern about bin storage needs; the area is open plan should not be any high hedges; the applicant should have discussed the proposals prior to submission; the applicant has not lived there for over 20 years and would appear to be out of touch with development in the area; an extension would be acceptable, but not a separate house; there have been extensions but all properties remain semi-detached; will be a dominant feature, creating a terrace seen from the B3227; if permission granted, there should be no garage on parking space; should be no windows in the end elevation overlooking bungalow; permitted development rights should be withdrawn to prevent further encroachment toward bungalow; concerns about loss of privacy to rear garden; loss of sunlight; damage to driveway; refers to an application at land adjacent to 23 Manor Park as being similar, and this was refused; the Parish Council objects; other people have objected; overbearing, obtrusive and loss of daylight to property at north; inconvenience of building work; a different design would enhance the character; should be kept on hold 'till house sold; insufficient parking provided; the new property would be different as the kitchen would face the front.

WARD MEMBER CLLR HAYWARD objects on grounds of being inappropriate development for Manor Park; cramped overdevelopment; will change semi-detached dwellings to terraced; detrimental effect on the design of the houses; contrary to Policies S1 and S2 of Taunton Deane Local Plan; unacceptable precedence; increase in traffic; restricted vehicular traffic in area; the area for 4-6 cars would appear like a small car park which would be detrimental to visual amenity; concern about proximity of existing foul sewer; change in character to a terraced property results in materially altering the choice of occupiers to live in a semi-detached house.

POLICY CONTEXT

RPG 10 Regional Planning Guidance for the South West;

PPS1 Delivering Sustainable Development; PPS 3 Housing;

Taunton Deane Local Plan Policies S1 General requirements, S2 Design, H2 Housing within Classified Settlements, M4 Residential Parking Requirements.

ASSESSMENT

The site is within settlement boundaries of Norton Fitzwarren, it has parking for the existing and proposed dwellings, the design is similar to the existing, it is considered that the size of the site is such that it is capable of accommodating a dwelling without detriment to the adjoining dwellings. There is a sewer to the east of the proposed dwelling, which will have to be protected. The alteration of the semi-detached

properties into a terraced is not considered to be such a change as to consider this a detrimental change in the character of the area, rather it is a considered to make 'full and effective use of the site' in accordance with Taunton Deane Local Plan Policy S2(H) and a small scale scheme in an existing residential area which increases the density without eroding the character or residential amenity in accord with Policy H2(E). There is considered to be sufficient area in front of the garages/parking spaces and substation to allow for access to all, however this is not adopted highway so there is no control as such on its usage. The area around this part of Manor Park is marked by extensions to the properties; several of the semi-detached properties have two storey side extensions, so whilst there are many comments about terracing effect, given the side extensions, a terrace of three is not considered to be out of place. None of the issues raised as objections are considered grounds to warrant refusal, and matters relating to loss of value is not a Planning matter.

RECOMMENDATION

Permission be GRANTED subject to conditions of time, materials, landscaping, no windows facing east, no extensions or garage, no works within 3 m of Wessex Water sewer unless agreed, parking maintained. Notes re Wessex Water, surface water, landscaping in the parking area.

REASON(S) FOR RECOMMENDATION:- It is considered that the proposal is in accord with Taunton Deane Local Plan Policies S1, S2, H2 and M4 without detriment to the amenities of the neighbourhood and without harm to the character of the area.

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

CONTACT OFFICER: 356460 MS K MARLOW (MON/TUES ONLY)

NOTES: