

30/2004/008

MR & MRS GARRETT

EXTENSION, DORMER WINDOWS, ALTERATIONS AND DETACHED DOUBLE GARAGE AT FAIRVIEW, BLAGDON HILL.

20961/17371

FULL PERMISSION

PROPOSAL

The proposal comprises a two storey side extension, a single storey lean-to extension to the rear, 2 No. dormer windows to the front elevation, and a replacement double garage which would be set back further into the site to enable improved access off a classified road. Another access however, which serves a turning area to the rear, would be closed off to enable construction of the two storey side extension.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the applicant is removing an adequate turning space, garage and parking space enclosing an access with 73 m visibility. It is proposed to keep in use an access with inferior visibility to the one which is to be closed and to provide substandard turning space. Any cars visiting the site may well be forced to reverse onto the classified un-numbered road which is subject to the national speed limit of 60 mph. It is strongly recommended on highway safety grounds that a standard turning space be provided on site. This will require the porch to be removed and realignment of the retaining wall.

PARISH COUNCIL to be approved.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policies S1, S2 and H19 seek, inter alia, to safeguard visual and residential amenity and road safety.

ASSESSMENT

Whilst it is not considered that visual or residential amenity would be adversely affected by the proposed development, impact on road safety is a contentious issue. There are 2 existing vehicular accesses, one which serves a turning area to the rear, the other which serves a double garage, and the County Highway Authority's concern, understandably, is that the better of the 2 accesses would be closed off to make way for the two storey extension. Whilst this concern could be overcome by provision of a turning circle cut into a steep bank, and removal of an existing porch, the applicant is not prepared to do this because of site costs. Accordingly, the question arises as to whether permission should be refused on road safety grounds. Given that planning permission is not required to close the existing access, and given that the other access would be effectively improved by setting the new garage further back from the house, it is concluded that it would be unreasonable to resist the proposal.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, and the existing garage to be removed and replaced prior to the commencement of the two storey extension to the side.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect residential or visual amenity and accordingly does not conflict with Taunton Deane Local Plan Revised Deposit Policies S1, S2 and H19.

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: