

31/2002/007

AGENDA ITEM NO. 13

MRS D J SADDLER

**ERECTION OF BUNGALOW AND GARAGE ON LAND TO THE REAR OF
HIGHCROFT, HENLADE.**

27130/24090

OUTLINE APPLICATION

PROPOSAL

The proposal is for the erection of a dwelling on the rear garden area of Highcroft . The plot measures 24 m x 23 m and would be accessed from the existing access and drive to the west of Highcroft. The site lies within the settlement boundary where infill development is considered acceptable in principal. A dwelling was recently permitted to the rear of the Falcon Hotel on a plot that is just to the west of this site.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection. COUNTY ARCHAEOLOGIST views awaited. WESSEX WATER there are nearby mains supply and foul water drains. The applicant will need to agree a point of connection. Surface water is to soakaway and the Local Planning Authority should be satisfied with the arrangements.

PARISH COUNCIL object to the proposal:- increased use of the access; the plans give no idea of the siting of the dwelling, backland site increasing the density of the area too much.

1 LETTER OF OBJECTION was received concerning access; the dwelling would overlook the existing and adjacent dwellings; such infill is inappropriate resulting in too high a density for the area.

POLICY CONTEXT

Somerset and Exmoor National Park Structure Plan polices STR1, requiring proposals to be a sustainable development; Policies 11-13 seek to protect/investigate and record the archaeological potential of sites. Policy 39 requires development proposals to be compatible with the road network or, if not, to provide an acceptable improvement. Taunton Deane Local Plan Revised Deposit - the following policies apply:-S1, governing the general requirements of all development; S2 requires a good design appropriate for the area; S7 identifies Ruishton as a village where limited development can be appropriate; H1 governs development within settlement boundaries, criteria (G) requires development to respect the character of the area and criteria (I) requires existing dwellings to retain existing levels of privacy and sunlight.; M3a requires adequate parking for residential; EN24 controls development of sites with high archaeological potential requiring an evaluation of the site and, where development is then considered acceptable a watching brief for the development.

ASSESSMENT

The proposed site is in a backland situation within the settlement boundary of Ruishton where limited infill is considered acceptable. The site has residential properties to its west, south and east. The property to the west runs along the boundary of the access and site. I consider that development of this site will have a detrimental impact on the amenities of the adjoining occupiers due to the increased activity within the site and the proposal is therefore considered unacceptable.

RECOMMENDATION

Permission be REFUSED for the following reasons:- site in a backland position out of keeping with the character of the area and contrary to Taunton Deane Local Plan Policy H1(G), detrimental impact on the occupiers of the adjoining dwellings contrary to Taunton Deane Local Plan Policy H1(I).

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: