

38/2002/272

MR & MRS P SLOMAN

RESITING OF 1.9 M HIGH BOUNDARY WALL AT 45 FARM VIEW, TAUNTON.

23360/27040

FULL PERMISSION

PROPOSAL

The proposal is for the erection of a 1.9 m high brick wall along the boundary to the side of the property. A lower level picket fence currently encloses the land at the side of the house. The area is characterised by an open plan layout. The applicant has been asked to resite the wall back from the edge of the pavement to allow for planting to soften its impact, but is unwilling to do so. The applicant considers that resiting the wall would lead to problems with dog fouling, litter and that the remaining area would be a waste of space.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the proposal will have no impact on highway safety or transport sustainability.

7 LETTERS OF SUPPORT have been received.

7 LETTERS OF OBJECTION have been received on the following grounds:- the open aspect from my window will be adversely affected; Blackthorn Gardens has a pleasant visual nature when viewed from the bottom end of the road towards Farm View; shortly after taking possession of the property the applicant enclosed the grass patch between the house and the footpath in Blackthorn Gardens and added a brickwork archway and hedge to face Farm View; the proposed new development will have an impact on the area and cause immense damage to the visual amenities of the area affecting all its residents; this damage is also likely to be reflected in future property values; the road safety aspect; prior to the applicant acquiring 45 Farm View, there was open grass alongside the footpath joining onto that fronting the row of properties in Farm View, here there is a larger grass patch alongside the roadway and another on the opposite side of the turn into Blackthorn Gardens, these grass areas have always been a regular playground for children, who often run from one patch to another with complete disregard for any traffic, with the enclosing of the grass patch and the growth of the hedge there is now a visibility hazard to traffic leaving Blackthorn Gardens; in recent times there have been a number of 'near misses'; last year, Taunton Deane built a playground on Blackthorn Green, this has resulted in a substantial increase in the number of children coming through Blackthorn Gardens towards the playground both on foot and on bicycles; children are not very disciplined in how they follow the footpath or roadway so have become more vulnerable because of the visibility hazard; if the proposed wall is permitted the visibility hazard will be permanently put in place and make an unnecessary addition to the existing road safety problem of moving vehicles,

parked cars, movement to and from the playground and children playing in the street; concern has been expressed that the wall itself could become a useful ball game facility with children playing in the road amongst parked cars; a wall of this size may be a target for graffiti; I have in my possession copies of a number of letters between Somerset County Council, Taunton Deane and the developers, relating to the original planning permissions for the Estate, at that time there was considerable concern that the whole development should be 'open plan' and most property deeds included covenants to ensure this, in recent years these covenants seem to have been ignored.; there are also a number of incidences where previous common land open spaces have been enclosed by owners of adjoining properties and simply 'taken' into ownership; what is significant to the whole Slapes Farm area in this planning application is that this is the first time a boundary 'adjoining the public highway' is to be marked by a wall at the proposed height and in full view of the frontage of other properties; if permission is granted a precedent will be set; is the applicant the rightful owner of the land on which the new wall is to be built or has he just assumed ownership?

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policies S1 (general requirements) and S2 (Design) both require that development does not harm the appearance and character of any street scene.

ASSESSMENT

It is considered that the wall by virtue of its height and siting would constitute an intrusive feature within the street scene to the detriment of the visual amenities of the area and would conflict with the principles of open plan development which have been adopted for this estate. Therefore, the proposal is considered unacceptable.

RECOMMENDATION

Permission be REFUSED due to the detrimental impact on the street scene and the visual amenities of the area as well as the conflict the proposal has with the open plan nature of the estate.

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

CONTACT OFFICER: 356468 MR A GRAVES

NOTES:

