

38/2005/295

CERDIC BUILDING & DEVELOPMENT CO LTD

**ERECTION OF SINGLE STOREY DWELLING ON LAND TO REAR OF 36-40 WELLINGTON ROAD, TAUNTON AS AMENDED BY AGENTS LETTER DATED 17TH AUGUST, 2005**

21977/24553

FULL PERMISSION

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**PROPOSAL**

The proposal comprises the erection of a detached bungalow on land to the rear of 36 - 40 Wellington Road. The site currently comprises unkept garden with dilapidated garages. Nos. 36 - 42 Wellington Road are Grade II listed buildings.

A listed building application 38/2005/296LB accompanies the planning application.

The agent has agreed to replace proposed 1.8 m high fencing with 1.8 m high brick wall.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY recommends condition re parking/turning. ENVIRONMENT AGENCY recommends conditions re levels. WESSEX WATER recommends note.

CONSERVATION OFFICER no objection to principle. Fencing needs to be replaced by brick wall.

3 LETTERS OF OBJECTION have been received raising the following issues:- there would be loss of garages, loss of sunshine, loss of garden space, loss of trees; and there would be no room to hang out washing.

1 LETTER OF CONCERN regarding water run off, requesting that two trees be retained and consideration be given to additional landscaping and that fencing marries in with existing.

**POLICY CONTEXT**

Policy H2 of the Taunton Deane Local Plan accepts housing development within settlement limits, provided, inter alia, good design proposed, and residential amenity not affected. Policies S1 and S2 also seek to safeguard, inter alia, visual and residential amenity. Policy EN16 seeks to safeguard the setting of listed buildings.

**ASSESSMENT**

The design is almost identical to bungalows which have been built to the rear, and it is not considered that neither visual/residential amenity or the setting of the listed buildings

would be adversely affected. In addition, the trees that would be felled have no particular amenity value.

### **RECOMMENDATION**

Permission be GRANTED subject to conditions of time, materials, landscaping, drainage, parking and flood levels.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect visual or residential amenity, or road safety, or the setting of adjacent listed building. Accordingly the proposal does not conflict with Taunton Deane Local Plan Policies H2, S1, S2 or EN14.

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

**CONTACT OFFICER: 356465 MR J GRANT**

NOTES: