

PLANNING COMMITTEE – 15 DECEMBER, 2004

Report of the Development Control Manager

MISCELLANEOUS ITEM

34/2004/010 ERECTION OF TWO DWELLINGS ON LAND TO REAR AND OF COMBINED ACCESS, 218 STAPLEGROVE ROAD, TAUNTON

In December 2003, the Committee granted outline permission for two dwellings.

The reserved matters application was approved under the Chair's delegated powers on 12 May, 2004.

Following commencement of building works, objection was received that unit one was being built closer to No. 218 than had been approved. The agent was requested to submit plans for consideration as a minor amendment showing the revised position.

Objection has been received stating that the new property had been constructed closer to the newly erected boundary fence.

The Parish Council has commented that the need for the amendment seem to indicate a lapse of control and supervision, that the measurements should have been checked on site, that the developer did not care about such matters.

The original proposal complied with the appropriate policies such that the site, being within the settlement limits of Taunton, was considered to be suitable for residential development without due detriment to the amenities of the adjoining residents.

The submitted plans have been measured, and measurements taken on site. The distance shown on the original approved plan from the main wall of the house to the boundary fence is 17 m, the distance 17.8 m on the minor amendment plan; the measured distance is 19.1 m. Thus it appears that the boundary fence has been erected in a position further from No. 218 than was approved or envisaged.

The distance between the boundary fence and the side of the new property plot 1 shown on the approved plan is 2.0 m nearest corner and 5.0 m (as measured in line with the property's walls); on the minor amendment plans is shown as 1.8 m and 5.5 m respectively; and measures 1.7 m and 5.4 m.

Given that the distances between the boundary fence and the rear of No. 218 area greater than approved, any slight change in the orientation/'tilt' in positioning of the new dwelling is marginal and is not considered to result in any material harm to adjacent residents.

RECOMMENDATION

That the minor amendment be APPROVED.

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

CONTACT OFFICER: Ms K Marlow Tel: 356460