

52/2007/032

MR JOHN BLACKMORE

ERECTION OF PORCH, CHANGE OF USE OF LAND TO DOMESTIC CURTILAGE AND ERECTION OF BOUNDARY WALL AT 5 LONGMEAD WAY, COMEYTROWE

321836/123592

FULL

PROPOSAL

The proposal comprises the erection of a porch on the western, side elevation of the property, and the change of use of a strip of land from highway verge to domestic curtilage and the erection of a new boundary fence, also on the western boundary of the property.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the proposal will see an extension to the existing boundary wall line up to 1 m from the existing public footpath. Whilst also seeing the erection of a new porch to the west elevation of the house. I do not raise objection to this proposal but if planning permission were to be granted I would require that a condition is attached to the permission.

PARISH COUNCIL objects to the proposal.

FIVE LETTERS OF OBJECTION have been received raising the following issues:- this may set a precedent for the area which is open plan; proposal will spoil nature of open plan area; the strip of land should remain for the enjoyment of people in the area; detriment to the environment; deeds state no fences should be erected; road safety issue- will create a blind corner.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1 (general requirements), S2 (design) and H17 (extensions to dwellings).

ASSESSMENT

The porch is considered to be subservient in terms of scale and design and will not have a detrimental impact on visual or residential amenity of the area or property. The proposed change of use of land includes a small area which would have minimum detriment to the area considering the scale of the area of land to be changed. The fence is to be moved outwards by approximately 1.7 m and replaced with a similar size and style to the existing boundary fence. It is considered the proposal will not harm amenity any more than the existing fence does, and therefore the proposal is deemed acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials and visibility splays.

REASON(S) FOR RECOMMENDATION:- The scale and design of the extension and fence is considered to be acceptable and it is not thought that they will harm the appearance of the street scene or neighbouring amenity. Therefore, the scheme accords with Taunton Deane Local Plan Policies S1, S2 and H17.

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: