

38/2004/277

MR G HILL

DEMOLITION OF GARAGE AND ERECTION OF TWO STOREY BUILDING TO FORM OFFICE AND GARAGE/STORE ON LAND TO EAST OF 3 NORTHFIELD ROAD, TAUNTON

22192/25002

FULL PERMISSION

PROPOSAL

The proposal is for the demolition of an unsightly double garage and for the erection of a 2 storey building with a similar footprint. The proposed building measures approximately 5.7 m x 4.5 m x 6.1 m to the ridge and is to provide a garage/store at ground floor level, with an office above. The proposal includes the provision of a half dormer on the front elevation and the materials are to be brick and tiles to match nearby premises.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection.

ENVIRONMENTAL HEALTH OFFICER no observations.

21 LETTERS OF OBJECTION have been received on the following grounds:- the description of the site is wrong; the extension extends beyond the boundary between our property and 3 Northfield Road; the existing boundary wall is a party wall and no request has been made to the joint owner of the wall for agreement to demolish and rebuild it; increase in traffic would contribute towards the deterioration of private access roads; access will be difficult for construction traffic on roads which already have parking problems; increased traffic will be detrimental to highway safety and pedestrian safety, loss of view.

POLICY CONTEXT

Policies S1 (general), S2 (design) and EC1 (employment development of the Taunton Deane Local Plan Revised Deposit are of most relevance as well as Policies M1 and M2 (parking).

ASSESSMENT

The description of the application has been amended and is now correct. Concerns regarding land ownership and the party wall are private legal matters and not planning considerations. The condition of the private access roads is also a private legal matter and not a planning consideration, nor is the access of construction vehicles a planning matter. The County Highway Authority have raised no concerns on highway safety.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, garage , GPDO windows. Notes re accordance with plans, Party Wall Act, permission of relevant landowner.

REASON(S) FOR RECOMMENDATION:- The design of the proposal is considered to be in keeping with the area and it is not thought that the scheme would significantly harm neighbouring amenity. The proposal is considered to accord with Taunton Deane Local Plan Revised Deposit Policies S1, S2, EC1, M1 and M2.

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

CONTACT OFFICER: 356464 MR T BURTON

NOTES: