

38/2006/072

MR G BENNETT

ERECTION OF SINGLE STOREY DWELLING, 38 EASTWICK ROAD, TAUNTON

323110/126385

OUTLINE APPLICATION

PROPOSAL

The proposal comprises the erection of a bungalow on part of the existing residential curtilage of No. 38 Eastwick Road. All matters are reserved for approval No. 38 is a bungalow and No. 36 is a two storey dwellinghouse. An illustrative drawing indicates that the existing vehicular access would be utilised for the proposed bungalow, and a new vehicular access created for the existing bungalow.

An almost identical application reference 38/2005/512 was refused on 16th January, 2006 on parking grounds.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the proposal is very similar to last year's application on the same site (application No 38/2005/512) except that the number of off highway parking spaces has been increased. However as I said in my consultation response to the previous application, the site is located to the west of a bend in Eastwick road. The existing visibility for vehicles emerging from the site is just acceptable for vehicles, providing they are not reversing. Eastwick Road is a classified unnumbered road and carries considerable traffic. It is important for road safety considerations that the introduction of any new traffic generation does not result in traffic reversing out onto Eastwick Road. Therefore I recommend the application be refused for the following reasons:- The proposal does not incorporate adequate turning facilities to enable a vehicle to enter and leave the highway in forward gear which is essential to highway safety,

POLICY CONTEXT

Policies S1, S2 and H2 of the Taunton Deane Local Plan seek to safeguard, inter alia, visual and residential amenity, and road safety. Policy M4 does not allow more than an average of 1.5 car parking spaces per dwelling, with a significant reduction expected for certain types of development.

ASSESSMENT

The site is certainly capable of accommodating a bungalow in keeping with the character of the area. The contentious issues however concerns that of road safety. The previous application was refused permission on the basis that insufficient on-site parking spaces were proposed, but with a note advising that an amended application incorporating 3 No. on-site spaces, appropriately designed, may resolve the problem. The County Highway Authority additionally recommended that the

previous application be refused permission because of lack of on-site turning facilities. This was considered unreasonable however, because the majority of neighbouring properties do not incorporate such turning facilities.

The current application now proposes 3 No. on site parking facilities, the County Highway Authority have consequently withdrawn their objection relating to this issue, and the proposal overcome the previous reason for refusal. The County Highway Authority however are repeating their objection relating to lack of turning facilities, but as already explained, this is considered unreasonable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, reserved matters, drainage, materials, landscaping, boundary treatment, no gates, access surfaces, parking, removal of GDO rights for extensions, ancillary buildings, garages and fencing.

REASON(S) FOR RECOMMENDATION:- The proposal is considered to comply with Taunton Deane Local Plan Policies S1, S2, H2 and M4 and material considerations do not indicate otherwise.

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: