

38/2006/419

MR & MRS J WASE

ERECTION OF DETACHED DWELLING AT 120 NORMANDY DRIVE, TAUNTON

324501/124198

FULL

PROPOSAL

The proposal comprises the erection of a 2 bedroomed dwelling on land adjoining and within the curtilage of No. 120 Normandy Drive. The site is a corner plot at the junction with Bacon Drive. An existing driveway with 2 No. on-site parking spaces serves No. 120 Normandy Drive, and another existing driveway, off Bacon Drive, which serves a garage and 2 No. on-site parking spaces, would be utilised by the proposed dwelling.

Planning permission was refused in August 2006, reference 38/2006/266, for a differently designed 2 bedroomed dwelling, on the basis that the design does not reflect the design, character, and layout of surrounding properties.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objections.

LANDSCAPE OFFICER subject to no encroachment onto the root spread area of the existing off site Birch Tree, and details of landscape proposed, it should be possible to integrate the proposals into the local landscape. DRAINAGE OFFICER recommends note.

6 LETTERS OF OBJECTION have been received raising the following issues:- the proposal is less in keeping with surrounding properties than the previous applications; the dwelling would be used as a multiple occupancy dwelling; privacy will be lost; noise and disturbance would revert because of the increase in car usage; visibility would be obstructed at the junction, and road safety prejudiced; outlook would be lost; there is no need for another house; the proposed small garden would be out of character; a detached house would be out of character; parking problems would be exacerbated; the silver birch would inevitably be removed; the house should have been included in the original development; windows are proposed in the roof space which implies an intention to include a second floor, and; the dwelling would be overbearing.

1 LETTER OF SUPPORT has been submitted raising the following issues:- the proposal would provide much needed housing, and the new plans are more in keeping and improved.

POLICY CONTEXT

Taunton Deane Local Plan Policy H2 accepts development inside settlement limits, provided, inter alia, there would be no adverse impact on the character of the area, on road safety, or on visual or residential amenity. Policies S1 and S2 seek to safeguard the same principles.

ASSESSMENT

No neighbouring property would be adversely affected in terms of loss of light or privacy, there is sufficient on-site parking provision, a mature silver birch would be retained, and the site is capable of accommodating a modest dwellinghouse. The one concern relates to the design of the dwelling and whether it is in keeping with the character of the area, and I am now satisfied that this has now been achieved. Most importantly the architectural detailing reflects and mirrors that of neighbouring properties along Normandy Drive, and the previous refusal reason has therefore been overcome.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, landscaping, walls/fence to be approved, and removal of permitted development rights.

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

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: