

48/2005/051

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ERECTION OF BUNGALOW ON LAND TO THE EAST OF SIDBROOK FARM, 83 GREENWAY, MONKTON HEATHFIELD.

25388/27403

OUTLINE APPLICATION

PROPOSAL

Outline planning permission was granted in 1995 for the erection of one dwelling on a field lying between Sidbrook farmhouse and bungalows fronting Greenway. This permission has been regularly renewed since that time. The current proposal is, again, for the renewal of the outline planning permission for a further 3 year period. The site is currently a grass field approximately 0.1 hectare in size and would be accessed off an existing drive that runs at right angles to Greenway.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY views awaited. WESSEX WATER the site is within a foul sewer area with mains water available. Surface water drainage will need to be agreed with Taunton Deane Borough Council. FOOTPATHS OFFICER no objection

ENVIRONMENTAL HEALTH OFFICER no objection.

PARISH COUNCIL we have grave concerns about the use of the existing access. The concrete drive joins Greenway on a narrow bend with very little visibility in either direction. As it stands, vehicles using the drive have to creep forward very slowly to join Greenway and an additional dwelling would be dangerous. The roof height of the proposed bungalow should be no higher than those fronting Greenway, In view of the proximity of the neighbours opaque glazing should be required on all windows looking towards the existing bungalows.

2 LETTERS OF OBJECTION have been received raising the following issues:- Greenway is a very busy road and the bend has become very dangerous over recent years, with many cars exceeding the speed limit and using the road to get into Taunton; the neighbour intends to erect a fence, for security reasons, upon the existing boundary wall that will further impede visibility making the access even less safe, the existing drive is often used by children to use the side access into 77 Greenway and extra traffic using the road would be dangerous for them, additional housing along Greenway will destroy the character of the area.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review the following policies are considered relevant:- Policy STR5 (Development in rural centres and villages), Policy 49 (Transport Requirements for New Development).

Taunton Deane Local Plan the following policies are considered especially relevant: S1 (General Requirements), Policy H2 (Housing within Classified Settlements), Policy M4 (Residential Parking Requirements).

ASSESSMENT

The site lies within the settlement limits of Monkton Heathfield where the principal of new development is acceptable. The existing outline permission expires on 26th February, 2006 and this application would extend that outline to 2009. Permission was initially granted (and thereafter renewed) contrary to the county Highway Authority's objections on road safety, regarding poor visibility along Greenway. Whilst there has been permission for the conversion of the barns at Sidbrook Farm into dwellings and an outline permission for a residential development on land to the south west of those conversions, I do not consider that these developments would result in a significant increase in traffic already using the road, of sufficient scale to establish a change in circumstances that would warrant the refusal of this renewal application. Fenestration details referred to by the parish Council can be assessed when the reserved matters are submitted and a condition for obscure glazing applied, if necessary at that time. Proposal considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of 3 year time limit, reserved matters, materials, surface water drainage, parking and turning, cycle parking, single storey only, levels shall remain unaltered. Notes re energy conservation, second dwelling unlikely due to Highway Authority concerns, dwelling should be orientated to avoid overlooking; water conservation measures; foul sewer crossing the site; disabled persons act; good design.

REASON FOR THE RECOMMENDATION:- The proposed dwelling lies within the settlement limits of Monkton Heathfield where the principle of new housing is accepted in accordance with Somerset and Exmoor National Park Joint Structure Plan Review Policy STR5 and Taunton Deane Local Plan Policy S1 and the proposal is considered to conform to the requirements of Policy H2.

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:

