

49/2004/067

MR G & MRS J COATE

**ERECTION OF 2 NO. DETACHED DWELLINGS, THE MANSE, FORD ROAD, WIVELISCOMBE.**

08480/27809

RESERVED MATTERS

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**PROPOSAL**

Two separate previous outline permissions have been granted for the two plots in 2002 and 2003. This reserved matters application provides for the erection of two 4 bedroom detached dwellings. The walls are to be brick with some natural sandstone to front gable and concrete tiles for the roof. Access is proposed from Ford Road.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY no objection in principle provided that only two dwellings are allowed on the site. Request conditions re visibility splay, properly surfaced access and the existing access to the site from Lion d'Angers to be stopped up within one month of the new access being first brought into use. COUNTY ARCHAEOLOGIST limited or no archaeological implications to the proposal and therefore have no objections on archaeological grounds. WESSEX WATER it will be necessary for the developer to agree points of connection onto the systems for the satisfactory disposal of foul flows and water supply.

LANDSCAPE OFFICER limited landscape impact but scope for tree planting in the front and rear gardens. DRAINAGE OFFICER there has been a previous history of flooding to this parcel of land and the design of the proposed dwellings should take this into account with floor levels at a raised level. A flood flow route should also be incorporated into any layout to route flood waters away from any habitable dwellings. Soakaways should be constructed in accordance with Building Research Digest 365.

PARISH COUNCIL note that is a reserved matters following an earlier outline consent and therefore have no further comment to make.

5 LETTERS OF OBJECTION plan out of date and does not show the adjacent playground; planning consent was only for one dwelling; work on frontage to Ford Road carried out without any consent; access from Lion d'Angers should be blocked off; drainage system in the area is already overloaded and any further development will cause more flooding; plans inaccurate; no details of fencing; overlooking; proximity to adjacent property; blocking of light; flooding; devaluation of property; query rights to use rear access from Lion d'Angers.

**POLICY CONTEXT**

Policy STR1 of the County Structure Plan contains criteria for sustainable development, including ones that (a) development should develop a pattern of land use and transport which minimises the length of journeys and the need to travel and maximises the potential for the use of public transport, cycling and walking; and (b) give priority to the continued use of previously developed land and buildings. Policy STR5 of the same plan states that development in rural centres and villages should be such as will sustain and enhance their role and will be commensurate with their size and accessibility, and appropriate to their character and physical identity. Policy WD/HO/3 of the West Deane Local Plan states that within the identified limits of settlements the development of new housing will normally be permitted provided that certain criteria are met. Policy WD/HO/7 of the same plan sets out guidelines for the design and layout of new housing developments. Policy S1 of the emerging Taunton Deane Local Plan covers general requirements, including one stating that the accessibility of the development by public transport, cycling and pedestrian networks should be consistent with its likely trip generation and minimising the need to use the car. Policy S2 of the same plan provides guidelines for the design of new developments. Policy H1 states that housing development will be permitted within defined limits of settlements provided certain criteria are met. It is considered that these criteria are met with the current proposal.

## **ASSESSMENT**

The principle of residential development on the site has already been established by the previous outline planning permissions for the site. The design and materials are considered acceptable for the site. A condition on the outline planning permission ensures that the access from Lion d'Angers will be closed off.

## **RECOMMENDATION**

Details be APPROVED subject to condition of no construction traffic to use the rear access from Lion d'Angers without prior consent. Notes re outline conditions.

REASON(S) FOR THE RECOMMENDATION:- The proposed development makes effective use of a site within the urban area and does not adversely impact on the amenity of adjacent residents. The development is therefore in compliance with Taunton Deane Local Plan Revised Deposit Polices S1, S2 and H1.

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

**CONTACT OFFICER: 356461 MR J HAMER**

NOTES:

