

38/2002/171

GOLDEN LANE HOUSING

**ERECTION OF SINGLE DWELLING ON LAND ADJACENT TO 55 ALDER CLOSE,  
TAUNTON AS AMENDED BY PLAN ATTACHED TO AGENTS LETTER DATED  
21ST MAY, 2002**

24690/23430

OUTLINE APPLICATION

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## **PROPOSAL**

The site comprises an open area accommodating a number of trees and lies at the end of Alder Close adjacent to the larger area of open space. It is intended that the dwelling would house someone with learning difficulties and associated physical disabilities.

## **CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY would object if no off-street parking. COUNTY ARCHAEOLOGIST no objection.

LANDSCAPE OFFICER I'm not keen on this application. The construction of a new dwelling will involve the felling of an attractive semi-mature maple as well as a smaller lime tree. HOUSING OFFICER no observations. LEISURE & RECREATION OFFICER no observations.

ONE LETTER OF OBJECTION has been received on grounds of loss of open space, trees, parking and character of area.

## **POLICY CONTEXT**

Policy H1 of the Taunton Deane Local Plan Revised Deposit sets out criteria in respect of new housing. Criterion G encourages small scale schemes in existing residential areas which increase the development density of these areas without individually or cumulatively eroding their character or residential amenity. Policy EN7 gives a presumption against development that would harm the character, landscape or wildlife value of important tree groups.

## **ASSESSMENT**

Whilst the site is large enough to accommodate a dwelling in principle, the loss of the trees is considered to be the overriding consideration in this case. Whilst the agent has indicated a willingness to provide replacement planting, there would be inadequate land available to compensate for the loss of the two trees that currently cover much of the site.

## **RECOMMENDATION**

Permission be REFUSED for reasons of loss of trees which make important contribution to the character of the area contrary to policies H1(G) and EN7 of Taunton Deane Local Plan.

**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: