

38/2006/382

MR AND MRS H GREGORY

**ERECTION OF DETACHED DWELLING AND DOUBLE GARAGE ON LAND SOUTH WEST OF SAVERY ROW, TAUNTON.**

323547/124194

FULL

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**PROPOSAL**

The proposal is to erect a detached house with double garage on land at Savery Row. The site is made of two sections split by an overgrown fence and planning permission for one dwelling already exists on the northern half while the land to the south has no permission. The site is accessed via a private road and the land extends the length of the adjacent terrace of 13 properties. It is currently derelict land used for parking by the owners with some restricted use by residents. The design is to provide a house suitable for the disabled and is intended for the applicants' elderly parents. The property has been designed to not adversely affect the light and privacy of dwellings on either side. The roof line runs parallel to Savery Row and Holland Mews and there are no first floor habitable rooms directly overlooking neighbours. The materials are intended to be brick and slate to replicate the feel of the terrace.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY in the event of permission being granted I would recommend a condition concerning turning space provision. WESSEX WATER the development is in a sewered area with foul and surface water sewers. The developer has proposed to dispose of surface water on existing mains. It will be necessary to agree a point of connection at detailed design stage. There may be a sewer crossing the site which by virtue of its age, could be deemed a public sewer. A statutory easement of 3 m would normally be required if this is the case.

LANDSCAPE OFFICER subject to protection of Elder during construction and implementation of proposed landscape scheme the proposals should have a minimal landscape impact. ENVIRONMENTAL HEALTH OFFICER I would recommend the contaminated land condition and note which was recommended for the previous application 38/2206/139.

14 LETTERS OF OBJECTION have been received raising the following issues:- the building would be an eyesore; it will block light and air; it will feel claustrophobic; disturbance during construction; danger to children; damage to road; access for emergency vehicles and refuse lorry, would appear cramped; design would not be in keeping with Victorian terrace; loss of privacy; a window will be 9.5 m away not 10 m; conservatory will impact on privacy; garden planting screen not acceptable; concern over independence of the wildlife survey; loss of amenity; house will dominate not enhance the area; loss of parking and turning space for existing residents; previous scheme had two resident parking spaces; the house is closer to the terrace and Holway Avenue; no need for dwelling; impact on wildlife and TPO

tree as other trees on site felled; proposal contrary to housing policy; money making venture; parking will get worse; garden and parking for No.13 should be protected; water run off and drainage problem; increased security risk; will hamper fire escape; noise pollution; loss of view; loss of house value; dimensions unnecessary for disabled relatives; owners 'coach house' more suitable for conversion.

## **POLICY CONTEXT**

RPG10 – Regional Planning Guidance for the South West

Somerset and Exmoor National Park Joint Structure Plan Review Policy STR1 – Sustainable Development, STR4 – Development in Towns, POLICY 48 – Access and Parking.

Taunton Deane Local Plan Policies S1 – General Requirements, S2 – Design, H2 – Housing in Settlements, M4 – Parking, EN5 – Protected Species, EN6 – Protection of Trees Deane Local Plan.

## **ASSESSMENT**

The proposal is to build a dwelling and garaging on a plot approximately 15 m x 34 m. Previous permission for a dwelling on the northern half of the site where the existing parking and turning space are was granted planning permission in June 2002. A proposal for two dwellings here was previously withdrawn following a recommendation of refusal. The land is a brownfield site within the built up area of Taunton and the development has to be assessed in terms of Local Plan policies, access, parking and the impact on neighbours. Previous permission for an even larger dwelling on the site with 5 garage spaces was refused earlier this year under delegated powers.

The application is for a dwelling that is two storey in part and projects to a maximum height of 7.6 m over a distance of 9.5 m. There is a single storey double garage at the northern end and a conservatory on the south end. In comparison the approved dwelling on the smaller plot had a height of 7.9 m and a frontage of 7.6 m. The dwelling reflects the roof orientation of both Savery Row and Holland Mews and the ridge height is marginally lower than Savery Row. While the relationship with surrounding dwellings remains tight, the size if the dwelling is considered appropriate for the plot as is the density and the scheme design is considered to be in keeping and is not considered to erode the character of the area or residential amenity given the design and previous permission that exists here. The proposal is therefore considered in compliance with policies S1, S2 and H2 of the Local Plan.

The distance between the dwelling and the front of Savery Row is 9.5 m and there is a ground floor dining room window, a first floor en-suite window and the conservatory. The first floor window will be obscure glazed and the ground floor windows will be screened by the boundary hedge. Concern has been raised that this is insufficient to protect amenity in the short term and a fence inside the hedge could be provided to address this. On the rear elevation there are two ground floor windows and a first floor window the latter of which serves a landing and is to be obscure glazed. The design and treatment of the elevations are considered

adequate to safeguard the privacy and amenity of adjacent properties and to comply with policy H2 of the Local Plan.

In the past part of the area of the site has been used for some residents parking, however this facility is within the control of the applicant and could be withdrawn at any time. A refusal reason on the grounds of loss of parking therefore could not be sustained. The proposal allows for two garage spaces as the previous permission did. The site layout allows for adequate turning of vehicles and a condition is required to ensure that this is the case for all and not just the applicant.

There is a protected tree on the site and the Landscape Officer recommends a condition to ensure its protection during construction while the submitted landscaping scheme is considered acceptable. The wildlife survey has not identified any protected species and the mitigation measure suggested in terms of clearing the site is incorporated in a condition. Adequate surface and foul drainage is proposed through Wessex Water and landscaping of the site together with control of the surfacing of the turning area by condition will prevent any worsening of the drainage situation.

In summary the development of this brownfield site for a single dwelling is considered appropriate, to comply with policy and not to detract from the character and residential amenity of the area and it is recommended for approval subject to conditions.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of time limit, materials, timber windows, walls/fences, site levels, garages retained, turning space, surface treatment, obscure glazing of first floor windows to south-west and north-east, GPDO rights for windows and extensions, landscaping, protection of tree during construction, construction hours limit, contamination, site clearance only October to March. Notes re contamination, building over sewer and meter boxes.

**REASON(S) FOR RECOMMENDATION:-** The proposal is consider the suitable re-use of a brownfield site and to be in compliance with Taunton Deane Local Plan Policies S1, S2 and H2 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.**

**CONTACT OFFICER: 356398 MR G CLIFFORD**

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