

48/2005/008

MR N F J BROWN

ERECTION OF DWELLING AND DETACHED GARAGE, CONSTRUCTION OF NEW ACCESS, DRIVEWAY AND PARKING AREAS AT LAND ADJACENT TO TANFIELD COTTAGE, WEST MONKTON.

26184/28580

FULL PERMISSION

PROPOSAL

Planning permission was granted in July 1990 for the erection of a dwelling in the garden of Tanfield Cottage. The existing access off the main road through the village was to be used. This has been renewed and is still valid. The current application is a full application for the erection of a dwelling to the west of Tanfield Cottage. This application proposes to re-open an old access onto the private drive, to Monkton House, for use by the new occupiers leaving Tanfield Cottage to use the existing access onto the main road through the village.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY recommend the refusal of the application as the proposal would result in the increased use of the inadequate junction of the drive to Monkton House and the main road running north-south through the village. COUNTY ARCHAEOLOGIST the site is within an area of high archaeological potential and a watching brief condition should be applied. ENVIRONMENT AGENCY no comments. WESSEX WATER there are foul sewers and water mains in the vicinity of the site, a public water main crosses the site and the developer should contact Wessex Water to discuss its protection or diversion.

LANDSCAPE OFFICER subject to details of screen planting proposals should avoid any damage to existing trees and their roots. CONSERVATION OFFICER the materials should be in keeping with the area. DRAINAGE OFFICER soakaways should comply with Building Research Digest 365 (September 1991).

PARISH COUNCIL views awaited.

2 LETTERS OF OBJECTION have been received raising the following issues:- the proposal makes no reference to the existing rights of way that exist for the use of the access drive to Monkton House; the windows will overlook the adjacent dwelling having a detrimental impact on privacy; there is no proposed screening or retention of existing screening between the dwelling and properties to the north west; the new access would allow access onto the shared drive, which is maintained at the cost of the existing properties, any use of this drive during construction and when the dwelling is occupied will increase wear and tear at the cost of other people; the plans show a laurel and yew hedge and this should be maintained at 6 ft to preserve neighbouring privacy; the existing access drive to Monkton House is a rough track, if this is upgraded then the track may be used as a new route through West Monkton; the Laurel bushes form a

"roof" over the existing drive and this should be maintained; headlights from traffic using the drive will shine directly into windows located at the bottom of the drive but this will be alleviated if the undergrowth is retained; where will rubbish be left for collection? the new access should be constructed to prevent right turn movements out of the access as this would stop occupants from using the lower part of the drive over which they have no access rights.

1 LETTER expressing the concern that the design should be both traditional and sensitive.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Policy STR1 - sustainable development, Policy STR5 - Development in rural Centres and Villages, Policy 9 The Built Environment, Policy 49 - transport requirements of new development. Taunton Deane Local Plan Policies S1 - General Requirements, S2 - Design, H1 - Housing within classified settlements; M3a-Residential Parking Requirements EN15 - Conservation Areas.

ASSESSMENT

The principle of a new dwelling has been established on appeal. The existing reserved matter approval is for a two storey dwelling with attached double garage located to the west of Tanfield Cottage. The current proposal reduces the new dwelling to a one and a half storey dwelling with first floor windows in the roof. The garage would be separated from the dwelling and placed to the west of the new dwelling a minimum of 4 m from the western boundary with the access drive to Monkton House. The applicant proposes to plant a Laurel and Yew hedge in this space to provide adequate screening when viewed from the west. The dwelling is now located with a distance of 18 m to its southern boundary, approximately 20 m to its western boundary and 28 m to its northern boundary and I do not consider that it results in any unacceptable overlooking of nearby dwellings. The new access would be located in between the Tree Preservation Order trees that run along the northern boundary of the site. The Landscape Officer has confirmed that this can be achieved without damage to the protected trees. On inspection this site shows signs of a former access and this would be reinstated to serve the new dwelling. The access drive is privately owned and has a substandard visibility with the main village road. The existing junction has the original entrance wall and railings to Monkton House and makes a positive contribution to the setting of the West Monkton Conservation Area. The County Highway Authority advised the applicant to remove the wall in order to provide improved visibility but, based on evidence of a previous access and the need to retain the wall and railings in the Conservation Area, the applicant has been advised by the Planning Officer to proceed without those alterations. Proposal considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, site levels, landscaping, retention of the southern and western boundary hedges, new hedge, details of the construction of the new drive, car parking, new access, turning area.

Notes re Wessex Water infrastructure charges, Wessex Water equipment crosses the site, disabled persons, secure by design, lifetime homes, meter boxes.

REASON FOR RECOMMENDATION:- The dwelling is located within a recognised village where limited infilling is acceptable in accordance with Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1, STR5 and Taunton Deane Local Plan Policies S1, S2, H1 and EN15 (Revised Deposit numbering).

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: