

45/2005/008

MR & MRS P ANDERSON

ERECTION OF DWELLING AT LAND ADJACENT TO RICHARDS AT WEST BAGBOROUGH.

17234/33283

FULL PERMISSION

PROPOSAL

The proposal comprises the erection of a dwelling within the residential curtilage of the Grade II Listed Building, Richards. The site currently accommodates a garage that serves the dwelling.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY objections raised due to the unsustainable location, however it is a matter for the Local Planning Authority to decide whether the principle of development on this site outweighs the transport policies. Further objections raised due to the lack of visibility although turning on site can be achieved. WESSEX WATER the proposal is not located in a sewered area. Notes relating to connection to Wessex Water infrastructure.

CONSERVATION OFFICER no detrimental impact to the setting of the Listed Building. RIGHTS OF WAY no objections. DRAINAGE OFFICER no objections subject to notes relating to soakaways.

PARISH COUNCIL Councilors have expressed concern regarding location, notwithstanding the location within development limits.

ONE LETTER OF OBJECTION has been received raising the following issues:-the proposal would not preserve or enhance the character of the Conservation Area; the roof height will be much higher than properties opposite, clearly visible above existing buildings and visible from the top of the Quantocks contrary to AONB policies; loss of light; loss of views to the Quantocks; Taunton Deane have misjudged the scale and massing of residential development in West Bagborough before; the plan do not correctly show the entrance to Higher House.

POLICY CONTEXT

Policies S1 (general requirements), S2 (design), H2 (housing), M4 (parking), EN10 (AONB), EN14 (Conservation Areas) and EN16 (Listed Buildings) of the Taunton Deane Local Plan are relevant to this application.

ASSESSMENT

The site is located within the defined settlement limits of West Bagborough and therefore there is a presumption in favour of development unless material considerations indicate otherwise.

This modestly sized, three bedroom dwelling, is of 1 and a half storey construction and is considered sympathetic to the cottage style properties in the area as detailed in West Bagborough village design statement. The design is therefore considered appropriate for the context of the area and would maintain the character and appearance of the Conservation Area. Considering the degree of separation from the listed property Richards, the proposal is considered not to harm the setting of the Listed Building. Considering the dwelling would be set into the hillside as per the existing garage, it is not considered that the proposal would harm the landscape character of the AONB.

As the dwelling will not project beyond the crest of the hill its impact when viewed from the neighbouring property would be minimal. Higher House is located to the south of the site. It is not therefore considered that the building will cast shadow and cause loss of light to Higher House.

A dwelling can be comfortably accommodated on the plot, affording an appropriate area of amenity/garden area for any future occupants.

The County Highway Authority have raised objection regarding the sustainability of the location. However the site is located within the settlement limits of West Bagborough. The County Highway Authority also maintain that there is insufficient visibility at the access point. Whilst visibility may not meet their full standard, it must be taken into account that the site currently serves a garage that handles all of the traffic movements for Richards. Overall there will be no increase in traffic movements at the site. Furthermore the proposal incorporates a turning space whereas currently vehicles have to either reverse onto or from the highway. The turning space will enable vehicles to enter and exit the access in a forward gear. This would appear to represent an improvement to highway safety compared to the existing circumstances.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, timber windows and doors, guttering and downpipes, landscaping, boundary treatments, services located underground, hard landscaping, turning space, parking, gradient of access, consolidated surface, no extensions, no outbuildings and no fences. Notes regarding connection to Wessex Water infrastructure, energy, water conservation, high standard of development and soakaways.

REASON(S) FOR RECOMMENDATION:- The proposal, for residential development, is located within defined settlement limits where new housing is encouraged. The proposed access would be satisfactory and the development would not have a detrimental impact upon visual amenity, residential amenity or the character and appearance of the Conservation Area, the setting of the neighbouring Listed Building

and is considered not to harm the landscape character of the AONB and is therefore considered acceptable. Therefore, the scheme accords with Policies S1, S2, H2, EN14, EN16, EN10 and M4 of the Taunton Deane Local Plan.

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: