

48/2006/046

MR & MRS WOOLMINGTON

**ERECTION OF DETACHED DWELLING AND GARAGE IN GARDEN OF 21  
HEATHFIELD DRIVE, MONKTON HEATHFIELD**

325661/127004

OUTLINE APPLICATION

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**PROPOSAL**

This is an outline application with all matters reserved for approval, and an illustrative layout has been submitted which sets the detached dwelling well back beyond the established building line of the street. An amended illustrative layout has also been submitted which proposes a new garage and a parking space for each of the existing dwelling and the proposed dwelling.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY have been in discussion with the applicant. In order to make the proposal acceptable we require two parking spaces for each of the existing and proposed dwellings. It seems that a suitable revised layout is possible and I am awaiting revised details. WESSEX WATER recommends notes.

DRAINAGE OFFICER no observations.

PARISH COUNCIL appreciate that the application is at this stage outline. However, whilst the footprint of the house is acceptable – albeit rather small, the Parish Council would wish to note that attention must be paid to ensure the roof line of the finished property is in keeping with its neighbour.

**POLICY CONTEXT**

Taunton Deane Local Plan Policies S1, S2 and H2 seek to safeguard, inter alia, road safety, visual and residential amenity, and the character of existing residential areas.

**ASSESSMENT**

The proposed dwelling sited as shown, would be set well back from the established building line of properties within the street, and given the requirement to provide 2 No. car parking spaces for both proposed and existing dwelling, it would not be possible to re-site it more appropriately. Accordingly, it is considered that the proposed dwelling would be out of keeping with the established layout and character of the estate. In addition it is likely that unacceptable levels of overlooking of neighbouring properties would result.

## **RECOMMENDATION**

Permission be REFUSED for the reasons of being out of keeping with the established layout and character of the estate and because of adverse impact on residential amenity.

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

**CONTACT OFFICER: 356465 MR J GRANT**

NOTES: