

42/2002/021

MRS J M BENNETT

**ERECTION OF ONE DWELLING ON LAND ADJACENT TO 4 PATRICKS WAY,  
STAPLEHAY, TAUNTON.**

21360/21730

OUTLINE APPLICATION

**PROPOSAL**

This is an outline application for the erection of a detached dwelling on land adjacent to No. 4 Patricks Way. The application shows proposed access onto Patricks Way which is a private road. The site is approximately 15 m wide by 35 m long, and is currently an orchard and garden area to the east in connection to Brookside located to the south east which is also within the applicants ownership. The site lies within the settlement boundary of Taunton and its associated settlements of which Trull is part.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY whilst no objection in principle to the development, there are serious concerns regarding the visibility of and to vehicles emerging from Patricks Way onto Amberd Lane, which could prejudice the safety of other highway users; should be noted that due to the current level of use at this junction, the provision of one extra dwelling will not show a significant increase in use, and as such it would not be reasonable to object to this application on highway grounds. WESSEX WATER details of proposal with respect to method of drainage and water supply have not been disclosed; necessary for developers to agree an arrangement of disposal of foul flows; connection points can be agreed at the design stage.

LANDSCAPE OFFICER it would be very difficult to develop the proposed site without felling the existing large mature Sycamore tree. The tree is important in the setting of the local street scene and provides considerable amenity; a condition to protect the tree is important.

PARISH COUNCIL no objection in principle but it is felt that the sycamore tree on the south west corner of the site should be retained. It would appear that the proposed development does not require its removal; the tree forms an important landscape feature in this road; suggested that building should be set further back into site and the garage sited in front of the house, which would allow house to sit more centrally in the width of the site.

5 LETTERS OF OBJECTION raising issues of:- unacceptable intensification of residential development in the area by virtue of the impact which it will have upon sub-standard highway; which is the only access on the site; no footpaths on the approach road; visibility when emerging from road is almost nil; increase vehicle and pedestrian movements through the junction by allowing further residential development will

increase the danger to all road users; if outline permission is granted, full permission should only be granted if junction is upgraded; building should not be a large house in view of plot size and proximity of other houses; building should be aligned with No. 4 with majority of the plot to the rear of the house; building should be in keeping with nearby Victorian and Edwardian houses on the Amberd Lane; should be no clear glass windows upstairs on either the north or south side of the house; large sycamore tree at front of plot on Patricks Way but trim to let more light onto plot; Patricks Way is a private road and there is no access onto Patricks Way from the orchard and no right of way; permission to proceed would need to come from all the residents of Patricks Way ; several trees would need to be removed including the Sycamore which should have a preservation order placed on it; building work would mean a lot of disturbance to the owners of the properties in Patricks Way

## **POLICY CONTEXT**

Somerset and Exmoor National Park Structure Plan policy STR1 requires proposals to be a sustainable development.

Taunton Deane Local Plan Revised Deposit - the following policies apply:- S1 governs the general requirements of all development; H1 permits housing development within defined limits of settlements as long as they meet certain criteria. The proposed dwelling is considered to be in accordance with all these policies.

## **ASSESSMENT**

The site is within the settlement limits of Trull and therefore the principle of a residential property on this site is acceptable. The site is of ample size for a single dwelling, similar to the plots previously developed in Patricks Way . The visibility from Patricks Way onto Ambred Lane is poor, but it is agreed with the Highways Officer that the addition of one extra dwelling will not significantly increase the use and it would therefore not be acceptable to refuse the application on highway grounds.

The sycamore tree on the site boundary provides an important visual feature in the street scene. It is considered that an access can be formed to the site without damaging this tree, and the dwelling can be situated adequately within the site without impacting on this tree. The sycamore has been assessed by the Landscape Officer, and although not considered worthy of a Tree Preservation Order a condition is recommended that no works are carried out on this tree without prior approval by the Local Planning Authority. It is considered that the site can accommodate a single dwelling adequately without having a significantly detrimental impact on the neighbouring properties in terms of loss of light or overlooking.

## **RECOMMENDATION**

Permission be GRANTED subject to the conditions of materials, site levels, reserved matters, garage, walls and fences, drive surface, guttering, landscaping, gates set back, details of existing trees to remain, protecting of trees to be retained, trenching within trees canopy, mature sycamore to remain. Notes re sycamore, energy conservation, meter boxes, surface water, sewers, Wessex Water, submitted layout, landscaping.

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

**CONTACT OFFICER: 356465 MR C D WHITE**

NOTES: