

Taunton Deane Borough Council

Planning Committee – 22 November 2006

1. The following appeals have been lodged:-

Applicant	Date Application Considered	Proposal
Summerfield Developments Ltd (38/2005/356)	02/11/05	Demolition of dwelling and erection of one bedroomed flats together with delivery access at 5-7 Compass Hill, Taunton – Appeal against onerous condition.
Mr & Mrs B Webber (24/2006/017)	DD	Conversion of barn into dwelling incorporating the formation of first floor extension to Chestnut Farm, Helland, North Curry.
Summerfield Developments Ltd (38/2006/113)	14/06/06	Erection of 24 No one bedroom flats with cycle, parking and bin stores, 5-7 Compass Hill, Taunton.
Mrs S. McKenna (38/2006/245)	DD	Erection of fence and change of use of adjoining land to residential use at 9 Holly Close, Taunton.
Mr and Mrs K Sanders (30/2006/026)	PC	Erection of cart shed and garden room and formation of new vehicular access at Oakwood Cottage, Pitminster.
Jacqueline Cook (49/2006/017)	DD	Change of use of BT repeater hut, Taunton Road, Wiveliscombe.

Mrs J Sparkes (52/2006/028)	DD	Erection of single storey extension to shop at 60 Galmington Road, Taunton.
Mr A R G Jones (27/2006/004LB)	DD	Installation of two French doors and installation of timber decking at Heathfield Court, Heathfield, Taunton.
Mr and Mrs G Tottle (46/2006/013)	16/08/06	Erection of glazed canopy to rear courtyard and porch to entrance at The Stable House, Manleys House, West Buckland.
Somerset County Cars (38/2006/250A)	DD	Display of illuminated fascia signs and non-illuminated entrance sign at Somerset County Cars, 142 Priorswood Road, Taunton.
Mr H Pring (48/2005/073)	DD	Change of use of land for siting of 10 mobile homes for holiday use, siting of touring caravans store in fenced area, construction of service road and formation of embankment and planting at Tanpits Farm, Dyers Lane, Bathpool.
Mr and Mrs E Atkins (24/2006/030)	06/09/06	Retention of covered link between dwelling and garage at The Olde Barn, Wrantage, Taunton.
B. Webber		Appeal against enforcement notice - Construction of a

		further vehicular access and drive to serve the proposed barn conversion at Chestnut Farm, Helland, North Curry.
Cardinal Developments (10/2006/006)	DD	Removal of condition 05 of planning permission 10/2003/018, The Pound House, Churchinford.
Mr & Mrs Roderick (38/2006/239LB)	26/07/06	Installation of two replacement sash windows on first floor of front elevation and retention of eight windows to front and rear at The Old Bear Restaurant, 14 Upper High Street, Taunton.
Taunton Vale Properties (38/2006/339)	DD	Erection of 3 No. dwellings and car parking spaces to land rear of 39 and 47 Trull Road, Taunton.

2. The following appeal decisions have been received: -

(a) Erection of bungalow, garaging and formation of access at rear of 29 Blackbrook Road, Taunton (38/2005/388)

The Inspector noted that the proposed plot would be bordered by the host dwelling, the rear garden of No.27 Blackbrook Road, a garage block and turning area off Laxton Close and the A358.

A footbridge/cycleway over the A358 directly overlooked the appeal site and led to the out of town leisure complex.

The residual garden of the host dwelling would remain generous, whilst that of the appeal property would be relatively small. There were a large number of trees between the appeal site and the footbridge, but the Inspector was able to see clearly into the site from it. When the trees were not in leaf, he felt that there would be significant overlooking into both the gardens and rooms of the proposed dwelling. In addition, noise from traffic and from the garaging area would spoil the future enjoyment of the garden.

The appeal site was well screened by boundary planting and a 1.8m close boarded fence was proposed for the boundary with the host dwelling. The Inspector therefore considered there was little risk of mutual overlooking or overshadowing between neighbouring properties. However, he felt that parking and turning activity would disturb the residents of Nos 27 and 29.

In the Inspector's view, the proposal would be out of keeping with the character and appearance of the area.

The appeal was dismissed.

**(b) Erection of a bungalow at 3 Francis Close, Creech Heathfield
(14/2005/039)**

The proposal was to erect a small bungalow on part of the garden of No. 3 Francis Close, which was itself a bungalow as were six others in the Close. Most of the dwellings had relatively modest plots except the appeal property.

The proposed bungalow would be built of the same materials as the existing ones and would be of a broadly similar size and would be of a matching design. Whilst it would be smaller than the existing bungalows, the Inspector considered it would fit in with the existing pattern of the development. He concluded that the proposal would not be over or cramped development.

He considered all other issues that had been raised, such as overlooking and loss of light and concerns over additional traffic, but considered that there would be little if any impact on neighbouring properties.

In summary, he considered that the proposed development would be acceptable subject to certain conditions.

The appeal was allowed.

**(c) Erection of bungalow at Manderleigh, Bagley Road, Rockwell Green
(43/2005/105)**

The main issue was the suitability of the appeal site for residential use in terms of sustainability in relation to its location.

The appeal site was part of the residential curtilage of Manderleigh, a detached bungalow on the western side of Bagley Road.

The nearest shop and post office were approximately 0.9km away from the appeal site and the village primary school was 1.28km away. The nearest secondary school was in Wellington, where there were better facilities. Although the appeal site was within a reasonable distance of bus stops, there were no footways or street lights along Bagley Road, which carried a large volume of traffic, including heavy good vehicles.

He concluded that given the distance from local facilities and the fact that this walk would not be pleasant, occupiers of any dwelling on the appeal site would be dependent on private transport, contrary to Council policies.

The Inspector also concluded that the proposal would be contrary to the Council's Development Plan as the appeal site lay outside the defined settlement.

The appeal was dismissed.

**(d) Retention of fence to side of 80 Laburnum Road, Wellington
(43/2005/132)**

The Inspector considered the main issues were the effect of the proposed development on the character and appearance of the area and the living conditions of the occupiers of the next door property with reference to outlook.

The wooden fence, which was typical of many other domestic style fences, was set back from a front porch projection and along with its side location at the head of the close, it was not prominent in the street scene. It was not unduly high in relation to the height of the gable wall and did not affect privacy. For these reasons the Inspector did not find the siting, height or design to be visually intrusive.

The appeal was allowed.

**(e) Redevelopment to provide 48 sheltered housing apartments at 2
and 4 Compass Hill, Taunton (38/2005/422)**

Due to the complexity of the Inspector's decision letter, a full copy is attached for the information of Members at Appendix A.

The appeal was dismissed.

- (f) (i) Erection of block of 5 flats on land to rear of 87 Staplegrove
Road, Taunton (38/2005/121)**
**(ii) Erection of two flats to side of 87 Staplegrove Road, Taunton
(38/2006/021)**
**(iii) Erection of three terraced houses and parking at rear of 87
Staplegrove Road, Taunton (38/2006/022)**

Due to the complexity of the Inspector's decision letter, a full copy is attached for the information of Members at Appendix B.

The appeals were all dismissed.

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