

MR & MRS R KING

**ERECTION OF 2 DWELLINGS ON LAND ADJACENT TO 40 BINDON ROAD,
TAUNTON.**

21530/25750

OUTLINE APPLICATION

PROPOSAL

The proposal is an outline application for the erection of two detached dwellings on land adjacent to 40 Bindon Road. The site comprises a 'U' shaped piece of land which wraps around the curtilage of the existing detached house. The site fronts Bindon Road and has a width of 30 m at its frontage. It is intended to build one dwelling on each side of the existing dwelling. The depth of the site is in excess of 50 m. A new access off Bindon Road is proposed, which will serve the proposed dwellings as well as the existing. Four parking spaces are to be provided to serve the three houses, (two spaces for the existing house and one each for the proposed). The site is within the settlement limit defined for Taunton within the Taunton Deane Local Plan Revised Deposit. The site contains a number of outbuildings which are to be demolished. Permission was previously granted for one dwelling on the land to the west of 40 Bindon Road in 1981, but was not implemented.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY have no objection subject to conditions and advisory notes covering:- alterations to footway; access details; drop kerbs; entrance gates; access gradient; disposal of surface water; turning space; adequate provision of parking for bicycles and cars; visibility; works within highway; and footway/road dedication procedure. WESSEX WATER there is a public combined sewer crossing close to the boundary of the site. A minimum 3 metre easement width on either side of apparatus is needed for maintenance and repair. Diversion or protection works may be needed. A condition or informative should be placed on any consent requiring the developer to protect the integrity of Wessex systems. The development is located within a foul sewered area, a point of connection can be agreed at the detailed design stage. The Council should be satisfied with any arrangement for the disposal of surface water. There are water mains in the vicinity and connection can be agreed at the design stage.

LANDSCAPE OFFICER the trees along the road frontage are poor specimens, and so I have no objections to their felling then subsequent replacement with new planting. I would like to see the conifers to the rear of the site retained as they form a good screen. Details needed of boundary treatment between plots.

5 LETTERS OF OBJECTION have been received on the following grounds: concerns re access and parking provision. There is already a major parking problem due to Chaplins. The pavement is constantly obstructed by cars, and this is likely to happen in front of the proposed properties; our property backs onto the site and our back garden gets no sun due to the existing large trees; I cannot see how it is possible to put two

detached properties at either side of the existing and provide access to each. The only way would be if the houses were built long ways, which would lead to an even greater loss of light; four years ago we were refused permission for an extension and some consistency should be forthcoming; proposal is detrimental to the area; detrimental to highway safety; I object to the felling of any trees; we have not been informed by the applicants as to what type of dwellings are proposed; the houses would lead to overlooking and devalue our home; it will increase congestion; its too close to neighbouring boundaries; and there are enough houses already along Bindon Road.

POLICY CONTEXT

Policy H1 of the Taunton Deane Local Plan Revised Deposit sets out criteria for new housing within settlements: need to be accessible to public transport; should not individually or accumulatively erode character or residential amenity; existing and proposed dwellings should enjoy adequate privacy and sunlight. Policy M3a of the Taunton Deane Local Plan Revised Deposit sets out the parking requirements for residential development. It states that dwellings within the Taunton Central Area should provide 0 - 2 spaces for cars and also spaces for bicycles.

ASSESSMENT

The site is located within the settlement limit of Taunton as identified in the Taunton Deane Local Plan Revised Deposit. The application site is of sufficient size to accommodate the proposed dwellings. The County Highway Authority have raised no objections to the proposed access or parking. The Landscape Officer does not object to the loss of the trees on the frontage. It is considered that the concerns raised regarding the siting and design of the dwellings can be overcome at the detailed design stage. Therefore, the proposal is considered to be acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of reserved matters time limit, details within three years, drainage, site levels, commencement time limit, materials, landscaping, hard landscaping, trees to be retained, protection of trees, boundary treatment, works to footway, access, entrance gates, access gradient, visibility, turning space, parking, cycle parking and conifer trees on rear to be retained. Notes re Disabled Persons Act, energy, metre boxes, water conservation, Rowntree Foundation, Part M Building Regulations, Design Guide, surface water, works within highway, footway/road widening, disabled access, Wessex Water connection points and infrastructure, public combined sewer.

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:

