

MR EVERETT

**ERECTION OF DWELLING ON LAND TO REAR OF 3 ASHLEY ROAD, TAUNTON
AS AMPLIFIED BY AGENTS LETTER AND PLAN DATED 30 DECEMBER, 2002**

21670/24520

OUTLINE APPLICATION

PROPOSAL

The site forms part of the rear garden of 3 Ashley Road and is bounded on the northern and eastern side by a garage court. The illustrative drawings submitted with the application show a dwelling with access from the court. A new parking area for the existing dwelling is also proposed.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objections in principle subject to conditions. WESSEX WATER no objection subject to notes. COUNTY ARCHAEOLOGIST no objection.

7 LETTERS OF OBJECTION received on grounds of overlooking; out of line with street; over development; potential damage to surface of access road; loss of outlook; questions ownership of land; increased traffic.

POLICY CONTEXT

The site lies within the defined urban area where there is a presumption in favour of new residential development subject to meeting the criteria set out in Policy S1 of the Taunton Deane Local Plan Revised Deposit in respect of traffic, accessibility, wildlife protection, character of area, pollution, health and safety, ground instability and utilities.

ASSESSMENT

The issue of ownership has been put to the applicant, whose response is awaited. The site is large enough to satisfactorily accommodate a dwelling. I consider that a sensitively designed house would not lead to undue overlooking or outlook from adjacent properties.

RECOMMENDATION

Subject to the clarification in respect of the site ownership the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of outline, materials, access surfacing, gates, site levels, visibility, access before occupation. Notes re overlooking, illustrative layout, meter boxes, design guide and Wessex Water.

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

CONTACT OFFICER: 356464 MR T BURTON

NOTES: