

49/2002/028

MR S MORRIS

**ALTERATIONS TO VEHICULAR AND PEDESTRIAN ACCESS AT ROSEBANK,
LANGLEY MARSH, WIVELISCOMBE.**

07600/29170

FULL PERMISSION

PROPOSAL

This application involves the alteration of an existing vehicle access on to a Class III road. The alterations involve the demolition of 4.5 m of stone wall and the rebuild of the wall on a curve to form a boundary wall along side the access drive. This facilitates a wider access point alongside the highway, i.e. 9. m rather than 5 m. The driveway then narrows to a pair of gates measuring 4.2 m wide.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection on the understanding that the buses parked to the rear of this property are not for commercial use.

PARISH COUNCIL support the application subject to the comments raised by the objector. The Parish Council is sympathetic to the objector's concerns about the intensification of commercial activity on this site.

1 LETTER OF OBJECTION received raising the following matters:- the new natural stone wall should have a proper DPC where it abuts my property; adequate damp proofing should be provided to ensure no damp seepage from the proposed new garden area into my property, the new tarmac driveway should not be used for the parking of cars or buses if this is likely to obstruct my windows, and seek confirmation that the alterations are not likely to be part of some future commercial scheme.

POLICY CONTEXT

The West Deane Local Plan (adopted May 1997) is the adopted local plan for this site. There are no specific policies that deal with the alterations to accesses but as the site is in a Special Landscape Area as allocated in the West Deane Local Plan, Policy WD/EC/16 (Special landscape areas) applies. In such areas, the Borough Council will exercise strict control of development and encourage positive measures of enhancement. In the assessment of this application, the following Taunton Deane Local Plan Revised Deposit (November 2000) Policy S1 (General requirements).

ASSESSMENT

In light of these policies, I consider that the proposal does not significantly affect the appearance of the street scene. The proposal does not harm the residential amenity of neighbouring dwellings or the amenities of the existing property. Most of the matters raised by the objector are not planning matters. Should a commercial use occur on the site a planning application will be required.

RECOMMENDATION

Permission be GRANTED subject to conditions of materials as shown on the plan.

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: