

Planning application no.	22/00022/FUL	
Site	Land to the rear of 82 Taunton Avenue, accessed from Springfield Lane	
Proposal	A Two-bedroom Bungalow	
Ward	Bushbury North;	
Applicant	Mr And Mrs Flannery	
Cabinet member with lead responsibility	Councillor Stephen Simkins Deputy Leader: Inclusive City Economy	
Accountable Director	Richard Lawrence, Director of Regeneration	
Originating service	Planning	
Accountable employee	Stephen Alexander	Head of Planning
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1.0 Summary recommendation

Grant subject to conditions.

2.0 Application site

2.1 The site is a part of an existing rear garden of a detached dwelling house on Taunton Avenue with an existing access to the rear from Springfield Lane.

3.0 Application details

3.1 The proposal is a two-bedroom bungalow with landscaping, parking and a driveway from Springfield Lane.

4.0 Relevant policy documents

4.1 The Development Plan.

5.0 Publicity

5.1 One objection has been received on the following grounds:

- A planning application in 1994 was refused;
- Noise and activity caused by vehicular movements using the access road;

- Safety of pedestrians and vehicles using the access road;
- Increased traffic, parking and highway safety in Springfield Lane;
- Drainage and flooding of the access route and Springfield Lane;
- Loss of privacy from overlooking;
- Security, anti-social behaviour and litter due to proposed access gates set back from Springfield Lane;
- The development is not on previously developed land and is not required according to development plan policies;
- Root damage to a large house chestnut tree from excavations in the access road.

6.0 Consultees

- 6.1 Tree officer - no objection subject to a tree protection condition including measures to protect the roots of the horse chestnut tree.
- 6.2 Transportation – no objection subject to conditions. The proposed driveway width would meet the required standard. Vehicle access to the development site off Springfield Lane will be via an existing footway crossing and is considered acceptable. Off-street parking provision can be accommodated within the site boundary and there is enough space within the layout for cars to be able to turn around within the site. The proposed gate on the access road must be setback a minimum distance of six metres from the back of footway of Springfield Road. The proposed access driveway must be constructed so that no dirt or detritus is brought out onto the highway network.
- 6.3 Fire Service – no objection subject to conditions including sprinklers inside the proposed bungalow.

7.0 Legal implications

- 7.1 There are no legal implications arising from the report (SE/10032022/A).

8.0 Appraisal

- 8.1 The development plan generally encourages housing development if it causes no harm. Our policies do not rule out the development of existing garden areas if a proposal is not detrimental to the character and appearance of an area. Each case is considered on its own merits.
- 8.2 This is an unusual case as the existing garden is longer than the adjacent gardens on Taunton Road and it benefits from the existing access from the road to the rear. The size of the proposed plot leaves a large area of garden to the existing house. The proposed bungalow is a modest building on a reasonably sized plot with landscaping and garden space. The proposal will not detract from the character and appearance of the area.
- 8.3 The existing trees may be protected by appropriate conditions.
- 8.4 A previous planning application in 1994 was for a commercial office use. It was refused due to noise and activity that would have been caused by vehicular movements using the access road. The current application is for a two-bedroom bungalow that will not generate as much traffic. The occasional movements of vehicles along the access road

will not cause significant noise disturbance that would justify a reason for refusing planning permission.

- 8.5 The proposed bungalow is set away from the neighbouring properties and it will not harm the amenities enjoyed by the neighbours. Some overlooking is to be expected in suburban residential areas and the residents of the new bungalow will not be overlooked to an unacceptable degree.
- 8.6 The proposed access gate is set back from Springfield Road as recommended by the transportation officer. To mitigate security concerns, a condition can require a lighting scheme for this area to be submitted to and approved prior to the occupation of the bungalow.
- 8.7 The tree officer, transportation officers and the Fire Service have no objection subject to conditions.
- 8.8 Concerns about drainage can be addressed by conditions requiring an acceptable drainage scheme to be submitted and the driveway to be a permeable surface.

9.0 Conclusion

- 9.1 All the relevant material planning considerations have been carefully considered and the proposal will provide an acceptable dwelling that accords with the development plan. There are no grounds that would sustain a planning reason for refusal.

10.0 Detail recommendation

- 10.1 Grant subject to any necessary conditions including:
- External materials
 - Landscaping and boundary treatments
 - Access road and gate
 - Bin storage
 - Parking area
 - Tree protection
 - Electric vehicle charging point
 - Construction management plan
 - Drainage
 - External Lighting
 - Removal of permitted development rights for extensions

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