

05/2005/011

REDLAND HOUSING ASSOCIATION

**ERECTION OF 4 NO. 2 BED HOUSES WITH ASSOCIATED PARKING AND REAR ACCESS ROAD ON LAND ADJACENT TO 18 NORTHFIELDS, BISHOPS HULL AS AMENDED LETTER DATED 4TH APRIL, 2005 WITH ATTACHED DRAWING NOS. 03027/101A, 102A AND 103A**

20967/24351

FULL PERMISSION

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## **PROPOSAL**

The proposal is for the erection of a terrace of 4 No. two storey houses adjacent to No. 19 Northfields, at the end of a new arm to the existing road. Northfields is a cul-de-sac off Mountway Road Bishops Hull. The properties would be either facing brickwork or render with pitched tiled roofs. Two replacement parking spaces have been shown for No. 18 Northfields, and one for No 19. The site is currently a grassed area, accessed from the rear of the Royal Crown Public House and part of the side garden of No. 18 Northfields. The larger area has been fenced off and has been used by the pub in the past, and picnic type tables from the pub occupy part of this area. There are two windows in the pub's skittle alley, which overlook the site. There are three fruit trees and one holly tree within the site; it is proposed to retain the Holly tree. In 1995 planning permission was granted for the change of use from kitchen garden (part) to beer garden with children's play equipment; the play equipment has not been installed, but the area has been used by the pub.

The original plans had a terrace of 4 dwellings and a detached house sited to the rear of the skittle alley, with 8 parking spaces for the development and one space for No 18.

## **CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY raises concerns with regard to parking and estate road layout, 1.5 spaces per dwelling required and parking for Nos. 18 and 19 Northfields, access to the site needs to be widened to 4.5 m to meet minimum standard required for safe entry and exit, road to be adoptable standard, no objection in principle to development of the site provided details are amended, suggest conditions if permission granted. WESSEX WATER within sewered area, foul and surface water sewers available, points of connection to be agreed.

LANDSCAPE OFFICER there are no significant trees within the site. HOUSING OFFICER these five houses are for rented social housing and the housing service is happy to see this piece of land being put to good use. These houses will help towards providing a proven need in this area.

PARISH COUNCIL (on original application) feels that this will be overdevelopment of the site, concern over the access being too narrow, and associated safety issues, passing so close to houses.

19 LETTERS OF OBJECTION have been received raising the following issues comments on the original application:- high density development; area already a high density with little green area, narrow streets; severe traffic problems in the area; overlooking to existing dwellings; loss of privacy of gardens; decrease in natural light and views; noise from additional vehicles and people to side and rear of existing properties would be intrusive; loss of value; possible difficulties in marketing; overdevelopment; site too small; no provision for turning of emergency/delivery vehicles; notice was not in a public place; all of Northfields affected by the proposal; danger to children in the street; excessive traffic, large lorries along street , ground clearing machinery; parking problems in the street causing congestion; should be a playing field or playground; too far and too dangerous to cross Silk Mills Road to get to the playing field; or have to cross New Wellington Road to get to Galmington Park; it's a narrow road which will get blocked with parked cars and lorries and workers while the building is ongoing; difficult access for disabled people; not enough parking spaces for the new houses; insufficient parking for visitors; current occupier has had parking reduced from 2 to 1 space and this is too small given needs of disabled person; new access runs straight in front of existing houses causing danger; lack of consultation; don't develop the site for the sake of a balance sheet; the refuse vehicle has to reverse as there is no provision to turn; existing parking problems in the street; what will happen when Mountway Road becomes a no parking area and a bus lane?; existing private driveways are used as turning areas; cars often park and block residents' cars in the drives; should take note of the existing homeowners and tenants who object to the proposals; the Council is due to introduce parking restrictions in associated streets, increased housing will exacerbate the problem; construction noise and pollution; the fabric of the community will be altered; the proposal is contrary to the existing residents human rights, especially those residents adjacent to the site; drainage services would be overloaded; loss of privacy, overlooking and loss of light to Smithy properties; increase in noise, disturbance and lighting to Smithy; loss of security to rear gardens; inaccuracies in boundary.

## **POLICY CONTEXT**

S1 General requirements, S2 Design criteria, H1 Housing developments within classified settlements H11 Affordable housing. The site is within the settlement limits of Taunton Deane Local Plan.

## **ASSESSMENT**

The site is located within a developed area within Bishops Hull Parish. It is surrounded on three sides by housing and by a public house on the fourth side. Vehicular access is provided via an existing road. The majority of the housing in Northfields has two or more parking spaces in situ or the ability to provide such space. Northfields was constructed in an age of low density development when larger gardens were more common and most properties have side gardens and/or garages/parking. The revised plans remove the proposed property which was sited closest to the Pub and houses on Wellington New Road, and inserted extra parking spaces. The distance between the Smithy houses and the proposed dwellings is approximately 30 m, although the gardens of the new dwellings are shorter than those in Northfields and Smithy, being about 9 m. The gardens of Wellington New Road adjacent to this site are between 10 m and 15 m. The distances between the dwellings are considered acceptable, and should not give rise to

overlooking issues. It is considered that the proposal meets the criteria set down in Taunton Deane Local Plan policies H1 without detriment to the amenities of the local residents. It is not considered that the amount of traffic likely to be generated would be excessive, there is sufficient parking on site for the new dwellings and the existing dwellings have for the most part parking spaces within their curtilages. The proposal accords with the Governments advice promoting high density development. The revised details result in the existing windows to the skittle alley looking onto the car-parking area. The site is an undeveloped space within a build up area. Amended plans reducing the number of units to 4 overcomes some of the concerns about parking.

## **RECOMMENDATION**

That subject to no adverse comments from County Highways Authority, and no new issues being raised by the end of the consultation period on the amended plans the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, materials, landscaping, tree protection, no trenches under trees, provide parking/turning on site, cycle parking, no further windows, personal permissions to Housing Association. Notes meter boxes, secure by design, encroachment, contact Wessex Water

REASON FOR DECISION:- The site is within the settlement limits of Taunton Deane Local Plan and is in accordance with Taunton Deane Local Plan Policies S1, S2, H1 and H11 (Revised Deposit numbering).

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

**CONTACT OFFICER: 356460 MS K MARLOW (MON/TUES ONLY)**

NOTES: