

PLACES FOR PEOPLE

ERECTION OF 4 NO. DWELLINGS TOGETHER WITH ASSOCIATED WORKS (ADDITIONAL CAR PARKING WITHIN THE VICINITY INCLUDING THE CHANGE OF USE OF THE PLAYING AREA) ON LAND ADJACENT TO 35 PENNY CLOSE AND 72 HOWARD ROAD , WELLINGTON (RESUBMISSION OF 43/12/0072)

Grid Reference: 313637.121387

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval Subject to the applicant entering into a Section 106 agreement to secure a contribution of £7,700 + VAT towards the enhancement of children's play facilities at the existing Howard Road play area.

The proposal will provide affordable dwellings for the area without compromising car parking within the estate. Contributions to provide additional play equipment at Howard Road will enhance the play facilities for users in the area and provide superior facilities to those that would have existed on the former play area at Penny Close. The proposal is therefore considered to be acceptable in accordance with Policy DM1 (General Requirements) of the Taunton Deane Core Strategy, Retained Policy C4 (Standards of play provision) of the Taunton Deane Local Plan, Policy 49 (Transport Requirements of New Developments) of the Taunton Deane Local Plan and advice contained in the National Planning Policy Framework.

RECOMMENDED CONDITION(S) (if applicable)

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A3) DrNo 110558 L(0)01 Rev A Location Plan
(A3) DrNo 110558 L(0)02 Rev F Site Plan
(A3) DrNo 110558 L(0)11 Rev B Site A Plan
(A3) DrNo 110558 L(0)12 Existing Site Sections
(A3) DrNo 110558 L(0)13 Rev B Proposed Site Elevations 1 and 2
(A3) DrNo 110558 L(0)101 Rev A House Type A1-2B4P
(A3) DrNo 110558 L(0)102A House Type B1

(A3) DrNo 110558 L(0)103 Rev A House Type B2-3B5P Brick
(A1) DrNo 110558 P(0)02 Topographical and Tree Surveys
(A3) DrNo 110558 L(0)21 Rev A Site B Plan
(A3) DrNo 110558 L(0)22 Existing Site Sections 3 and 4
(A3) DrNo 110558 L(0)23 Rev A Site B Proposed Side Elevations 3 and 4
(A3) DrNo 110558 L(0)24 Additional Parking Area Details
(A3) DrNo 1105-01 Landscape Proposals
(A3) DrNo 1105-02 Landscape Proposals

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to the commencement of any other works on site, additional 11 parking spaces and access to them (6 on the site of the former play area, 3 parallel to the highway at the eastern end of Penny Close and two unallocated spaces opposite plots 1 and 2) indicated on drawing L(0)02 rev F shall be provided to at least base course level and brought into use. The said parking spaces and access to them shall be fully surfaced in accordance with the drawings hereby permitted prior to the occupation of the 4th dwelling hereby permitted. The parking spaces relating to the proposed dwellings to which they will serve shall be provided and surfaced in accordance with the details hereby permitted prior to the occupation of the dwelling to which they relate unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the replacement parking provision is provided and available for use before the existing facilities are lost, to prevent any increase in on-street parking in the interests of highway safety in accordance with Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review.

4. (i) The landscaping/planting scheme shown on the submitted plan shall be completely carried out within the first available planting season from the date of commencement of the development.

(ii) For a period of five years after the completion of the landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow, shall be replaced by trees or shrubs of similar size and species or other appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not harm the character and appearance of the area in accordance with Policy DM1 of the Taunton Deane Core Strategy.

5. Only those materials specified on the plans hereby permitted shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development does not harm the character and appearance of the area in accordance with Policy DM1 of the

Taunton Deane Core Strategy.

Notes to Applicant

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the applicant and entered into pre-application discussions to enable the grant of planning permission.

PROPOSAL

The proposal comprises the erection of four affordable dwellings with associated car parking and the construction of a further 11 car parking spaces.

The dwellings would be constructed on two different sites; two dwellings on each site with 9 parking spaces between them. 11 parking spaces on top of this would be provided with 6 spaces on a former play area and a further 5 spaces on a grass verges.

On each site a pair of semi-detached dwellings is proposed.

SITE DESCRIPTION AND HISTORY

Both sites are located within a residential area of Wellington and are car parking areas as originally laid out for the estate. One area is sited at the end of Howard Road, facing onto the road, and the other site is located behind properties in Penny Close.

This application is an amended scheme to 43/12/0072, which was withdrawn following an objection from the local highway authority on the loss of parking spaces. The amendment is the additional car parking spaces that are now being provided.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - Views waited.

WELLINGTON TOWN COUNCIL - Object: -

- Recommend permission is refused as the proposal would result in an overdevelopment of the site to an unacceptable degree and would exacerbate on street parking in the area.

WESSEX WATER - Following comments: -

- Water and waste connection to be agreed and sewer connection to be adopted with Wessex Water.
- Applicant to contact Sewer Protection Team as surface water public sewer will be affected by the proposal.

LANDSCAPE - Following comments: -

- (initial comments) - Subject to protection of trees during construction and suitable landscape scheme, the proposals are acceptable.
- (further comments) - Except for the plot next to '10', acceptable in landscape terms.

HOUSING ENABLING - Following comments: -

- The housing enabling lead supports this application based on need and the comments do not reflect the suitability of the site in terms of planning.
- There is a very high need for 2 and 3 bed affordable homes within Wellington and this scheme will contribute towards meeting this need. The scheme is receiving grant funding and it is supported by the Homes and Communities Agency. The homes will be built to the Homes and Communities Agency design and quality standards 2007, including Code for Sustainable Homes Level 3

LEISURE DEVELOPMENT - Views received from DLO -Parks Manager: -

- Contribution towards replacement play equipment required.

Representations

5 letters of OBJECTION and 1 letter of OBJECTION signed by 32 residents (31 properties):-

- Loss of parking.
- Increase parking on busy road.
- Parking lost by existing development underway.
- Increase in neighbour disputes through lack of parking.
- Overdevelopment of very busy estate; plans already underway to build in excess of 500 houses on farm land to rear of building plots.
- Impact on access to rear of terraced blocks that would be reduced; probably make removal of large furniture or garden building impossible.
- Increase in on-road parking would significantly reduced space for emergency vehicles and refuse trucks.
- Housing Association made it clear that home included parking spaces; now forcibly taken away.
- Destruction of children's play area to facilitate extra cars created from demolishing existing parking is ludicrous and taking away facility is something no council should approve.
- Lack of children's play area will force children to play in the streets; coupled with increase cars parked in roadways is an increased danger to children.
- Extra cars from construction and building traffic will cause a hazard; road to 35 Penny Close only suitable for single traffic.
- Survey not carried out at appropriate time of day.
- No parking for visitors.
- Places for people should invest money into existing estate to an acceptable living standard.

PLANNING POLICIES

DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,
CP8 - TD CORE STRATEGY- ENVIRONMENT,
M4 - TDBCLP - Residential Parking Provision,
STR2 - Towns,
STR4 - Development in Towns,

LOCAL FINANCE CONSIDERATIONS

The development of this site would result in payment to the Council of the New Homes Bonus.

1 Year Payment

Taunton Deane Borough Council (Lower Tier Authority)	£4,316
Somerset County Council (Upper Tier Authority)	£1,079

6 Year Payment

Taunton Deane Borough Council (Lower Tier Authority)	£25,898
Somerset County Council (Upper Tier Authority)	£6,474

DETERMINING ISSUES AND CONSIDERATIONS

The sites are within the settlement limit for Wellington, where the provision of additional dwellings is acceptable in principle. The application proposes 4 new affordable dwellings, which the Housing Enabling Lead has confirmed will contribute towards a large existing need. The main issues in the consideration of this application are considered to be the impact on car parking and highway safety, the loss of the children's play facilities, and the impact on visual and residential amenity.

Parking and Highway Safety

The proposals will result in the loss of two existing parking areas, however, additional parking spaces are proposed to compensate the loss of these areas. During the surveys conducted by the applicant there have never been more than 11 vehicles using the parking areas. On my own visits during the day, there have never been any more than 4 of the parking spaces in use. A recent visit in the evening also showed the limited use of the parking area with 4 spaces being occupied in the parking area to the rear of Penny Close and 0 cars occupying the Howard Road car park. Furthermore, the 4 new dwellings have been provided with their own off road parking areas.

The additional parking areas proposed are located in three areas – at the end of Penny Close, along Howard Road and within a disused play area. The first site is located on a grass area at the end of a cul-de-sac of Penny Close and would not harm the amenity of the area. The second area utilizes an existing wide grass verge

adjoining Penny Close and would allow three vehicles to park in bays parallel to the highway. The third and largest area can provide a further 6 off road parking areas on the former play area – the loss of this facility is considered below. On-street parking in the estate appears to be high, but in spite of this, the car parks are little used. Given the reasonably low level of use that the parking areas appear to have, the replacement parking provision is considered sufficient to prevent any significant increase in on-street parking.

Loss of play area

One of the replacement parking areas would result in the loss of a children's play area.

The play area was provided when the estate was built but is no longer in use and the play equipment has been removed. A new larger play area has been equipped at Howard Road by Taunton Deane Borough Council which provides a facility for the estate. The new play area is within 400m of the properties at Penny Close. As the former play area is to be lost, the applicants have agreed to provide some funding for some replacement under 5's play equipment to be installed at the TDBC play area on Howard Road. This contribution would be provided within 3 months from date of approval of the application. There is also a further informal play area on the edge of Penny Close. As such, the loss of the disused play area is not considered detrimental to the occupiers of the estate, and would be mitigated by the further enhancement of the superior Howard Road facilities.

Impact on residential and visual amenity

The majority of the trees along the boundary of both sites will be retained. As such, the proposals are not considered to cause any detrimental harm to the visual amenity of the area beyond the sites. The two parking spaces located near to 'T10' have been removed in response to comments from the Landscape Officer. Furthermore, the trees retained on site will be protected during construction and a landscaping scheme will be proposed.

The proposed dwellings have been designed to follow the line of the existing properties that they adjoin and to reflect the design of the existing dwellings. Though these properties are further set back, they still follow the overall pattern of development. The properties within Penny Close and Howard Road have been constructed in brick or half-brick/half-render, and whilst the proposed dwellings are brick or render, this is not considered to be detrimental to the overall appearance of the estate.

The proposed dwellings at each site are only bound by existing residential properties on one side. Plot 3 to the rear of Penny Close, is set away from the boundary of 35 Penny Close by 5.5m. Though the proposed dwelling will project to the rear of the neighbouring property by 4.1m, given the distance between the properties and that the dwelling is sited NE of the neighbour, there is not considered to be any detrimental harm to the neighbouring property. The one first floor window within the side elevation of Plot 3 will serve a bathroom and has obscure glazing. Pedestrian access has been retained between Plot 3 and 35 Penny Close. Plot 4 is bound by fields on two sides and the front elevation is 29m away from the rear of other

properties in Penny Close.

Plots 1 and 2 are sited at the end of Howard Road. Plot 1 is sited 4m away from the side boundary of 72 Howard Road to the North. Whilst the proposed dwelling projects to the rear of 72 Howard Road, the distance between the properties and the orientation of the building, there is not considered to be any detrimental loss of light or amenity to the property. A first floor window within the side elevation will have obscured glazing. There is a track to the rear of Plots 1 and 2 that serves the rear of properties in Quantock Road.

The dwellings have been designed as not to cause any undue overlooking or loss of privacy to the adjoining dwelling. As such, there is not considered to be any detrimental harm to the residential amenity of the area.

Conclusions

The proposal will provide affordable dwellings for the area without compromising car parking within the estate. Contributions to provide additional play equipment at Howard Road will enhance the play facilities for users in the area and provide superior facilities to those that would have existed on the former play area at Penny Close. The proposal is therefore considered to be acceptable and it is recommended that planning permission is granted.

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

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