

38/14/0309

MR & MRS N STEEL

**FORMATION OF RETAINING WALLS TO OFF-STREET PARKING BAY AT 28 WILTON STREET, TAUNTON**

Location: 28 WILTON STREET, TAUNTON, TA1 3JR

Grid Reference: Full Planning Permission

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**RECOMMENDATION AND REASON(S)**

Recommended Decision: Conditional Approval

**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 Y21/1 Existing Frontage  
(A3) DrNo Y21/2A Proposed Front Access Layout  
(A3) DrNo Y21/3A Location Plan & Block Plan

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

3. (i) Before any part of the permitted development is commenced, a landscaping scheme, which shall include details of the species, siting and numbers to be planted, shall be submitted to and approved in writing by the Local Planning Authority.  
(ii) The scheme shall be completely carried out within the first available planting season from the date of commencement of the development, or as otherwise extended with the agreement in writing of the Local Planning Authority.  
(iii) For a period of five years after the completion of each 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 the 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.

4. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and thereafter retained as such, in accordance with the approved details as above, unless otherwise agreed 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.

#### 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 has negotiated amendments to the application to enable the grant of planning permission.

## **PROPOSAL**

The proposal is to remove a section of stone wall that is adjacent to the footpath and to create a new access onto the unclassified road and the formation of a parking space that measures 6.2m x 3.6m, no turning area is proposed. The front garden will need to be excavated due to the difference in ground levels with a retaining wall being provided; it has been agreed with the Agent that this wall will be finished in natural stone as per the existing wall and not render as shown on the proposed plans. Drainage is proposed by the way of a soak away and a cut off drain to alleviate rain water running into the highway. The existing pedestrian steps will remain.

## **SITE DESCRIPTION AND HISTORY**

The property is semi-detached and is finished in render under a tiled roof. Due to the existing ground levels the property is higher above the road, with pedestrian steps leading from Wilton Street. There is a natural stone wall that runs along the back of the pavement both along the frontage of this property and further up and down the street. There is mature planting in the front garden

Adjacent to 26 Wilton Street there is a vehicular access that leads to the rear of the property where there are existing garages that serve both 26 and 28 Wilton Street.

## **CONSULTATION AND REPRESENTATION RESPONSES**

### **Consultees**

#### *SCC - TRANSPORT DEVELOPMENT GROUP -*

Councillor Hall - There are already inadequate car parking spaces in Wilton Street and Middleway to allow residences to park near or outside their properties. This situation has been exacerbated by the decisions made to allow developments without on site parking. It is also attractive to residents of nearby streets that have no or inadequate parking. I object to this application as there are currently not enough to meet requirements.

### **Representations**

4 letters of objection have been received - There is a severe lack of on-street car parking spaces and this development will eliminate a further 2 spaces. The Applicants already have their own car parking space at the rear of the property so adding another is not essential. This application will set a precedent and would result in a reduction of parking spaces for local residents and the loss of free parking for people visiting the Town Centre.

The plans fail to show any pedestrian/vehicular visibility splays. Therefore a vehicle would emerge from the parking space without the motorist being able to see a pedestrian walking along the busy pavement. Therefore, this would compromise highway safety. The designated parking bays form part of the resident's parking scheme in Wilton which the main purpose is to safeguard on street parking for the residents in the area. The applicant claim that the reason for the off-street parking is for mobility reasons, this is mis-leading and they will still have to climb their steps to access their property.

The Applicant currently uses his garage for other uses than for the parking of his car and this asset should be used. Rainwater will be an issue and access to the water table and will increase the risk of flooding.

### **PLANNING POLICIES**

DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,

### **LOCAL FINANCE CONSIDERATIONS**

N/A

### **DETERMINING ISSUES AND CONSIDERATIONS**

The proposed parking space will require the bank and garden to be excavated at the front of the property. A retaining wall will need to be erected that will be finished in natural stone.

The proposed parking space will access onto a classified road with a pedestrian footpath to the front. It is proposed to construct a soakaway within the curtilage and a cut off drain to alleviate the issue of surface water draining onto the highway

Whilst it is accepted that an on-street parking space will be lost this will be compensated by the creation of the proposed parking area. The Agent has advised that the Applicant cannot use the garage to the rear as it is too small and difficult to manoeuvre and causes difficulty in opening the car doors. Vehicles cannot park in front of the garage as access would be blocked to the adjoining garage that is not within the applicant's ownership.

There is a similar parking space at 16 Wilton Street albeit not 3.6m wide as proposed. Planning permission was given for a similar scheme at 18 Wilton Street with the existing steps realigned in 1996 & 1998. This proposal has not been implemented.

The proposed car parking space is therefore, considered acceptable in accordance with Policy DM1 of the adopted Core Strategy and Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan (adopted April 2000). The use of stone to construct the retaining walls will help to ensure that the proposal will not have an adverse impact on the appearance of the street scene.

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

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