

25/2005/001

MRS S COLVER

ERECTION OF TERRACE OF 3 NO. TWO STOREY DWELLINGS AND FORMATION OF ACCESS OFF NORTHWOOD CLOSE, LOXLEY, NORTON FITZWARREN AS AMENDED BY LETTER DATED 31ST JANUARY, 2005 WITH ACCOMPANYING DRAWING NOS. 1231/1A AND 2A

19802/25883

FULL PERMISSION

PROPOSAL

The proposal provides for the erection of a terrace of three dwellings within the large garden area of Loxley, which is a Grade II listed building. The application is in full and provides for 3-bedroom accommodation. The proposed materials are brick with render above with tiled roofs. Access is proposed from Northwood Close.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY views awaited. COUNTY ARCHAEOLOGIST the site lies within the Area of High Archaeological Potential as defined in the Local Plan. It is close to a Scheduled Monument (an Iron Age Hillfort) and near the medieval church, therefore it is very likely that archaeological remains will be impacted by this proposal. Recommend that the applicant be required to provide archaeological monitoring of the development and a report on any discoveries made. This should be secured by the use of a model condition 55 requiring the implementation of a programme of archaeological work. WESSEX WATER it will be necessary for the developer to agree points of connection for water supply and foul water flows. SOMERSET ENVIRONMENTAL RECORDS CENTRE no statutory and non-statutory sites or species at the application site. County Wildlife Site, County Geological Site and one or more legally protected species found within 1km of the site.

CONSERVATION OFFICER no objection subject to good screening to the boundary with Loxley. Sufficient curtilage deemed to remain with listed building such that proposal is not considered detrimental to setting. WILDLIFE SPECIES CO-ORDINATOR this mature garden is well stocked with trees and shrubs. In the event of an approval there should be a condition requiring a wildlife survey to establish if slow worms are present and to protect nesting birds. DRAINAGE OFFICER soakaways should be constructed in accordance with Building Research Digest 365.

PARISH COUNCIL totally opposed. A terrace is inconsistent with the street scene and is not in keeping with the form of other buildings in Northwood Close. There are no other terraces in this area. The proposal is therefore contrary to Policies S1(D) and S2(A) of the Taunton Deane Local Plan (TDLP). Loss of privacy to adjacent properties contrary to TDLP Policy H1(I). Adjacent neighbours may be subject to an unacceptable level of noise and fumes in their gardens arising from the parking and turning areas contrary to TDLP Policy S1(E). Section 17 of the Crime and Disorder Act should be taken into account in respect of the adjacent properties and their fears that opening up the sides of

their gardens to a communal car parking area will give easy access to their houses. Informed there is a badger sett on the site, so the proposal is contrary to TDLP Policies EN4a and S1(E). Concerns regarding the narrowness of Northwood Close and existing traffic problems. The extra load of a possible 6 cars would be contrary to TDLP Policy S1(A) in creating overloading of the access to all properties in Northwood Close.

16 LETTERS OF OBJECTION have been received raising the following issues:- increase in traffic, noise, litter problems and pollution; Northwood Close designed and built as a 24 house development not 27; loss of trees, hedges, wildlife; increased danger to young children and old people; loss of light and views; areas for young people to gather and mess about; disruption of lorries, diggers, dust and dirt from construction; garage should be knocked down to enable access from main street; with all the houses to be built on the Trading Estate, there is no need for these; possibility of subsidence as a result of building work and the liability thereafter; query whether the Council will sell applicant the strip of land for the access; more street and security lights shining into property; proposed amendments will add to the problems not ease them; query re ownership boundaries and that proposed development will encroach onto property; request to take over upkeep of boundary hedge; Conservation Officer has given more thought to the impact on the listed building than the residents of Northwood Close; proposed dwellings face the wrong way in relation to the properties in Northwood Close, which is not in keeping with the existing properties and will result in parking at the front of new properties being adjacent to the rear gardens of existing properties; overlooking; security will be compromised; will not be affordable to local people; inadequacy of parking with the result that problems of parking by all residents and their visitors will be exacerbated; increased parking on street will result in difficulties in waste disposal lorries and emergency vehicles reaching properties; no rear accesses to properties, so rubbish will build up at the front; additional trees may reduce daylight; badger sett on site which should be left undisturbed; do not want human rights infringed; the windows and ground floor front aspect will be totally different to the adjacent properties; question discussions that have taken place prior to the submission of the application; there are badgers, squirrels and bird life on the site; making money is the main motive behind the application; Northwood Close is quiet and peaceful with a good community spirit; affect on shift workers living adjacent; difficulty of accessing garage; disruption when accessing water, electricity, gas and sewage; overdevelopment; loss of turning area; loss of value;

POLICY CONTEXT

Policy STR1 of the County Structure Plan contains criteria for sustainable development, including ones that (a) development should develop a pattern of land use and transport which minimises the length of journeys and the need to travel and maximises the potential for the use of public transport, cycling and walking; and (b) give priority to the continued use of previously developed land and buildings. Policy 9 of the County Structure Plan states that the setting, local distinctiveness and variety of buildings and structures of architectural or historical interest should be maintained and where possible enhanced.

Policy S1 of the Taunton Deane Local Plan includes general requirements for new developments. Policy S2 of the same plan provides guidelines for the design of new developments. Policy H1 states that housing development will be permitted within defined limits of settlements provided certain criteria are met. It is considered that these criteria are met with the current proposal.

ASSESSMENT

The application was initially submitted with the provision of one parking space per dwelling. The County Highway Authority and a number of the objectors expressed concerns at the inadequacy of this. The amended plans provide for two parking spaces per dwelling to seek to overcome this concern. The separation of the proposed development from the listed building is such that the latter will retain the majority of its rear garden area and the character and appearance will not be detrimentally affected. The proposed dwellings have been designed in a style to complement the existing development in the area, such that the north elevation relates to the newer dwellings in Northwood Close and the rear elevation compliments the character of the listed building. I consider that the proposal complies with Taunton Deane Local Plan policy H1 under which housing development within defined settlement limits is considered acceptable. The site offers convenient access by bus, cycle or on foot to facilities and employment and the scheme ensures that the privacy of existing dwellings is not materially affected.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, landscaping, retention and protection of trees, no felling, no trenches beneath canopy spread of trees, boundary treatment, access, parking, meter boxes, archaeology, removal of GPDO rights for walls and fences in front of the dwellings and wildlife survey. Notes re disabled access, energy and water conservation, meter boxes, compliance, CDM regs, archaeology, contact Wessex Water and soakaways.

REASON(S) FOR RECOMMENDATION:- The proposed development makes effective use of a brownfield site within the urban area and does not adversely impact on the amenity of adjacent residents. The development is therefore in compliance with Taunton Deane Local Plan Policies S1, S2 and H1 (Revised Deposit numbering).

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:

