

38/2004/016

RIDGMONT CARE HOMES LTD

ERECTION OF TWO STOREY EXTENSION TO NURSING HOME, SINGLE STOREY GLAZED LINK, NEW PARKING AREA, AND HARD AND SOFT LANDSCAPING, MURLEY HOUSE NURSING HOME, WYVERN ROAD, TAUNTON AS AMENDED BY LETTER DATED 19TH FEBRUARY, 2004 AND DRAWING NO. 03/30/05 A

22331/22750

FULL PERMISSION

PROPOSAL

The proposal comprises the erection of a significant extension to Murley House Nursing home of a maximum width of 31.8 m and a maximum depth of 26 m. Incorporated within the extension and additional to the existing 63 bedrooms would be 36 additional bedrooms and 2 dining rooms. Also proposed are internal alterations, a glazed porch, hard and soft landscaping, and re-designed parking arrangements. There are 41 existing car parking spaces and these would be reduced to 30 spaces. The design of the extension reflects the original design.

Vehicular access to the nursing home is via Wyvern Road, which is an unadopted road.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection.

LANDSCAPE OFFICER concerned regarding the rear access grasscrete where it requires excavations (because of possible root damage to mature trees). The existing hedge should be laid and thickened. The garden area is limited and needs careful consideration to provide more amenities.

14 LETTERS OF OBJECTION have been received on the grounds that:- increased traffic will result in increased road danger; the increased traffic would also occur during unsocial hours; no mention of additional development was made when the neighbouring residents bought their homes; Wyvern Road is non-adopted and no approach has been made with regard to road maintenance costs; building works will inevitably cause disruption which is not very considerate to the local residents; the number of proposed parking spaces is inadequate; a one-way system should be reinstated with road side parking for residents only; the extended development would not be in keeping with the residential area; loss of morning sunshine would result; and given that there has been an increased provision for elderly in the area, when will it all end.

POLICY CONTEXT

Policy S1 of the Taunton Deane Local Plan Revised Deposit seeks, inter alia, to ensure that additional road traffic would not lead to overloading of access roads, road safety problems, or environmental degradation. Policy S2 seeks to ensure good design. Policies M1 and M2 seek to ensure that a maximum number of car parking spaces is not exceeded, and Policy M3 seeks to resist development, which would, inter alia, create undesirable parking pressure in nearby residential streets.

ASSESSMENT

The design of the proposal and its impact on residential and visual amenity is not considered contentious and is considered acceptable. In addition, the concern of the landscape officer relating to the rear grasscrete area has been resolved in that the agent has now significantly reduced its overall area.

The remaining issue of concern as particularly expressed in the letters of objection is that relating to intensification in use of the road, and its impact on road safety, parking, and road maintenance costs.

With regard to the latter of these points, road maintenance of an unadopted highway is entirely the responsibility of the parties concerned. In respect of parking, there are no particular standards relating specifically to nursing homes, and indeed a fundamental principle of the Local Plan is to discourage motor car usage and encourage a more balanced public transport system. Accordingly, parking policies seek to limit car-parking provision. Finally, in respect of road safety, the County Highway Authority raise no objection in road safety terms.

The proposal is considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time, materials, hedgerow and landscaping.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect visual or residential amenity, or road safety. Accordingly the proposal does not conflict with Taunton Deane Local Plan Revised Deposit Policies S1, S2, M1, M2 and M3.

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:

