

38/2004/172

J BAKER

**ERECTION OF 2 SELF-CONTAINED FLATS ON LAND ADJACENT TO 14  
GREENWAY ROAD, TAUNTON**

22527/25832

FULL PERMISSION

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**PROPOSAL**

In February 2004 the Planning Committee refused planning permission for the erection of a dwelling for use as a unit of multiple occupation (6 Bed sits) on land to the side of 14 Greenway Road, Taunton. The planning Committee were concerned about the potential nuisance and disturbance that was likely to arise from the occupation of the property, baring in mind the alleged problems in the vicinity resulting from the use of the existing dwelling as 5 units of multi-occupation. This application is for the erection of the same building, to be used as 2, 2 bed-roomed flats. The proposed building would be erected on land to the west of 14 Greenway Road and is currently tarmaced and used for the parking of cars for the existing dwelling. The site is to the north of Greenway Road on land elevated above the highway. The existing dwelling is used as a unit of multi-occupation providing 5 bed-sits. The proposal would not provide any off-street parking for either the existing or proposed units.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY no objection in principal but parking is at a premium along this well used section of principal road and the removal of the existing parking spaces along with the absence of parking for the proposed flats will exacerbate these problems and I recommend refusal for that reason. COUNTY ARCHAEOLOGIST no comment. AVON AND SOMERSET POLICE in association with the previous applications the police made the following comments there have been no significant numbers of recorded incidents/crimes in this area over the last 12 months. I am unable to confirm the allegations regarding continuous crime or anti-social behaviour. Current application- I have some concerns regarding the doors being recessed into the sides of the building and would recommend they are relocated to the front of the building. In addition I would recommend security measures to restrict access to the rear of the building. WESSEX WATER the site is located adjacent to a combined sewer and there is water supply in the vicinity of the site.

ENVIRONMENTAL HEALTH OFFICER no comment.

2 LETTERS OF OBJECTION have been received raising the following objections: - the proposal is over-development of the site; block out hte light and overlook properties to the rear; the existing property (14 Greenway Road) has been a source of frequent mis-behaviour and disturbance with loud music played day and night, doors being broken down, fighting and swearing, police raids, windows being broken and 24 hour parties; loss of the existing parking and the additional demand for parking from the new dwelling would add to traffic congestion and be an increased risk to pedestrians.

## **POLICY CONTEXT**

Somerset and Exmoor National Park Joint Structure Plan Review the following policies are considered relevant: - STR4 New development should be focused on the towns Policy 49 requires proposals for development to be compatible with the existing transport infrastructure and provide safe access to roads of adequate standard within the route hierarchy and, unless the special need for and benefit of a particular development would warrant an exception, not derive access directly from a National Primary or County Route.

Taunton Deane Local Plan Revised Deposit the following policies are considered especially relevant:- S1 Proposals for development should ensure that (D) the appearance and character of any affected landscape, settlement, building or street scene would not be harmed as a result of the development; (E) potential air pollution, water pollution, noise, dust, glare, heat, vibration and other forms of pollution or nuisance which could arise as a result of the development will not harm public health or safety, the amenity of individual dwellings or residential areas or other elements of the local or wider environment; (F) the health, safety or amenity of any occupants or users of the development will not be harmed by any pollution or nuisance arising from an existing or committed use; Policy S2 requires development to be of a good design. Its scale, density, height, massing, layout, landscaping, colour, materials and access arrangements should (A) reinforce the local character and distinctiveness of the area, including the landscape setting of the site and any settlement, street scene and building involved; (F) minimise adverse impact on the environment, and existing land uses likely to be affected; Policy H1 allows housing development within Taunton subject to meeting various criteria including (G) small scale schemes in existing residential areas will increase the development density of these areas without individually or cumulatively eroding their character or residential amenity(H) a coherent approach to the overall design is adopted, including layout, landscaping, building designs, materials, open spaces and circulation routes, to create locally distinctive developments well related to their surroundings; (I) existing and proposed dwellings will enjoy adequate privacy and sunlight. H4a The construction of new buildings or the conversion of houses to form flats or other types of self contained accommodation will be permitted provided they conform to policy H1. H21 The design of new housing developments should incorporate measures to reduce the likelihood of crime, which are compatible with the need to create an attractive and sustainable layout. M3a The Borough Council will not permit an average of more than 1.5 spaces per dwelling on any residential development ... car free developments will be sought in appropriate locations such as adjoining Taunton town centre. The Borough Council will require all residential developments to make provision for the parking of bicycles with a minimum of 1 space per 1-3 bed roomed units.

## **ASSESSMENT**

The proposed building has been designed in keeping with the existing dwelling. The design ensures that new windows will not create un-acceptable overlooking of adjacent neighbours in spite of the high density of site coverage. The proposal would result in the loss of parking for the existing dwelling and does not propose any parking for the proposed units. The site is located in an accessible location where off-street parking may not be essential provided that cycle parking is provided. However, in this case the County Highway Authority have argued that allowing this development will be likely to exacerbate the existing on street parking problems of these properties. This view is accepted. The Police Liaison Officer has concerns about the designs of the dwelling.

## **RECOMMENDATION**

Subject to the receipt of no further letters raising new issues by 17th June, 2004 the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be REFUSED for the following reason: - The proposal would result in the loss of vehicle parking facilities and would therefore encourage parking on the highway with consequent risk of additional hazards to all other users of the highway.

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

**CONTACT OFFICER: 356467 MRS J MOORE**

NOTES: