

06/2004/020

EMPRESS DEVELOPMENTS

ERECTION OF DWELLING, OLD HOSPITAL SITE, DENE ROAD, COTFORD ST LUKE.

16952/27206

FULL PERMISSION

PROPOSAL

The proposal provides for the erection of a single detached dwelling adjacent to the area being converted to dwellings from the former hospital buildings. Access is proposed from Dene Road. The submitted plans also indicate part of the scheme at the former hospital buildings being served from the same access. The materials for the proposed dwellings are to be stone walls and slate roof. The design matches that of one of the former hospital buildings adjacent to the site.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY views awaited. COUNTY ARCHAEOLOGIST limited or no archaeological implications and therefore no objection on archaeological grounds. WESSEX WATER development is served by Section 104 sewers, details of which have not yet been added to the public sewer map; the developer should agree with Wessex Water prior to the commencement of any works on site.

PARISH COUNCIL (verbally) object.

ONE LETTER OF OBJECTION the house is very close to the road and not in keeping with the development; more dwellings will contribute to an added disturbance to traffic flow and congestion to a residential area, which is unacceptable to existing residents; in everyone's interest all the amounts of dangerous rubbish, earth and derelict outbuildings should be removed and made tidy, etc.

POLICY CONTEXT

County Structure Plan Policy STR1 on sustainable development is relevant. Part of this policy requires the development of 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.

Policy WD/HO/3 of the West Deane Local Plan states that within the identified limits of settlements the development of new housing will normally be permitted provided that certain criteria are met. Policy WD/HO/7 of the same plan sets out guidelines for the design and layout of new housing developments.

Policy S1 of the Taunton Deane Local Plan Revised Deposit includes general requirements for new developments. One of these requirements is that the accessibility of the development by public transport, cycling and pedestrian networks would be consistent with its likely trip generation and minimising the need to use the car. 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. Policy S2 of the same plan provides guidelines for the design of new developments.

ASSESSMENT

The site is within the existing development area and is of adequate size to accommodate a small dwelling as proposed. The design and materials match the adjacent building which is to be converted to a dwelling.

RECOMMENDATION

Subject to the views of the County Highway Authority, the Chief Planning Officer in consultation with the Chairman/Vice Chairman be authorised to determine the application and if permission is GRANTED be subject to conditions re materials, landscaping, boundary treatment, parking, meter boxes and no means of enclosure in front of the dwelling. Notes re disabled access, energy/water conservation, meter boxes and CDM Regulations.

REASON(S) FOR RECOMMENDATION:- The site is within the development limits of Cotford St. Luke and development of the site is considered to be acceptable without detriment to the adjoining development or the street scene and is in character with the area and thus the proposal is considered to be in compliance with Somerset and Exmoor National Park Joint Structure Plan Review Policy STR1 and Taunton Deane Local Plan Revised Deposit Policies S1, S2 and H1.

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: