

38/2004/184

MARK ONE DEVELOPMENTS LTD

**DEMOLITION OF 18-24 KINGSTON ROAD AND ERECTION OF 13 X 1  
BEDROOMED FLATS AND GROUND FLOOR SHOP AT 18-24 KINGSTON ROAD,  
TAUNTON.**

22650/25752

FULL PERMISSION

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**PROPOSAL**

Planning permission was granted in 2003 for the redevelopment of 26-28 Kingston Road into four, one bed roomed, flats. These buildings have now been demolished and the land now forms part of the current site area. This proposal also seeks the demolition of numbers 18-24 Kingston Road and redevelopment of the resultant 0.38 hec of land for the provision of 13 flats and a retail bakery. The proposed development comprises two elements. The first would be a two storey terrace fronting onto Kingston Road with accommodation within the roof (dormer windows in the roof at the rear), and the second comprises a corner block with its gable fronting Kingston Road with Kingston Mews to the rear. This block would have a recessed entrance way on the corner and shop display windows in the front and side elevations. Kingston Mews lies to the rear of the proposed flats. The distances between the windows of the two buildings ranges from 12-19 m but the elevations are at an angle and any direct overlooking is restricted. The corner building would have windows directly facing Kingston Mews but these would be 23 m away. There is a stretch of road side parking along Kingston Road that could continue to be used by customers of the bakers shop. The proposal does not include off-street parking, as it is located within the Central Area where such parking is not normally considered essential.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY views awaited. COUNTY ARCHAEOLOGIST no objection WESSEX WATER the site is within a combined sewer area and main water is available. AVON AND SOMERSET POLICE no comment.

ENVIRONMENTAL HEALTH OFFICER no objection subject to a contamination condition and note LEISURE AND RECREATION OFFICER a contribution should be obtained from the developer for off-site provision of open space for sport.

2 LETTERS OF OBJECTION have been received raising the following concerns: - the parking on site is for Kingston Mews only and further car free development will result in people using the on site parking without permission; there is no proposed car parking for the shop unit; will there be double yellow lines along Florence Road to keep the access clear?; the existing open refuse store fills up very quickly what arrangements are there for the storage of rubbish from the proposed development? ; are there any requirements for closed bin storage?; there should be provision for the parking of

visitors at Kingston Mews when the current development is built; remedial works have still not been completed by Mark One developments so what safeguards will there be in the future?

## **POLICY CONTEXT**

Somerset and Exmoor National Park Joint Structure Plan Review and the following policies are considered relevant: - STR1 All new development must be Sustainable, of high quality, good design and reflect local distinctiveness. STR4 New development should be focused on the Towns where provision for such development should be made in accordance with their role and function, individual characteristics and constraints. Priority should be given to the re-use of previously developed land and to the encouragement of mixed-use development. Policy 49 Proposals for development should be compatible with the existing transport infrastructure, or, if not, provision should be made for improvements to infrastructure to enable development to proceed.

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 pollution, will not harm public health or safety, the amenity of individual dwellings or residential areas or other elements of the local or wider environment; 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; H1 allows housing development provided (A) there is safe and convenient access by bus or on foot to facilities and employment (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 with policy H1; 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. C4 developers of new housing will provide landscaped and appropriately equipped recreational open space. EN34 development of contaminated land will not be permitted where harm to wildlife or the public would result. Any necessary remedial measures must be undertaken before any harmful effects can occur and the proposed development comes into use.

The site is located within Taunton where it is the Structure and Local Plan policy to allow new residential development provided it conforms to the detailed policies. As a redeveloped site it is important to ensure that there is no land contamination and a condition to ensure this is recommended below. The site is located within the central

area where off-street parking is not a requirement of the development. To compensate for the lack of car parking, cycle parking should be provided. In this case 13 spaces are required. The neighbour objections refer to existing off-street parking problems of the site but with the provision of cycle parking this should not be worsened by this proposal.

## **ASSESSMENT**

The proposed redevelopment lies within Taunton's central area where new residential development is welcomed in accordance with the Structure and Local Plan policies. The existing dwellings are small, simple buildings. Kingston Mews and Court are recent developments that have also used a simple design to reflect the traditional character of the area whilst introducing higher development densities. The proposed development has also used traditional designs that will blend in with the adjacent buildings but also introduces a more complicated form of design that will create an interesting contrast to the recent developments. The proposed terrace element would lie at an angle to the existing Kingston Mews development and the 12-19 m between buildings would be acceptable in these circumstances. The site is located within Taunton's central area where off street parking is not normally considered essential provided there is cycle parking and good access (via walking, public transport and cycling) to the town centre. Proposal considered acceptable.

## **RECOMMENDATION**

Subject to the receipt of acceptable layout plans showing the provision of 13 cycle parking spaces and receipt of the views of the County Highway Authority the Chief Planning Officer, in consultation with the Chair/Vice Chair, be authorised to determine and permission be GRANTED subject to conditions of time limit, materials, details of guttering/down pipes, recessed windows, contaminated land, details of all walls/fences, construction noise, landscaping, cycle parking, refuse storage, removal of PD rights for ancillary buildings, removal of PD rights for gates/fences, alternative permission (38/2003/113), Notes re access for the disabled, energy and water conservation, meter boxes, secure by design, encroachment, compliance with shops act.

REASON(S) FOR RECOMMENDATION:- The proposal is considered to be in compliance with Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1, STR4, Policy 49 and Taunton Deane Local Plan Revised Deposit Policies S1, H1 and M3a.

**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: