

38/14/0040

GIBBS RESIDENTIAL LETTINGS

**ERECTION OF 3 NO. SINGLE STOREY 1 BEDROOMED FLATS ON LAND TO THE REAR OF 17 AND 18 ALMA STREET, TAUNTON**

Location: 17A ALMA STREET, TAUNTON, TA1 3AH

Grid Reference: 323262.124361

Full Planning Permission

---

**RECOMMENDATION AND REASON(S)**

Recommended Decision: Conditional Approval

**RECOMMENDED CONDITION(S) (if applicable)**

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A4) DrNo 6922.5 Location Plan  
(A4) DrNo 6922.7 Site Plan  
(A3) DrNo 6922.11 Block Plan as Existing  
(A3) DrNo 6922.4 Block Plan as Proposed  
(A3) DrNo 6922.1 Floor Plan  
(A3) DrNo 6922.2 Elevations  
(A3) DrNo 6922.3 Roof Plan and Section  
(A4) DrNo 6922.6 Photographs

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and thereafter retained as such, in accordance with the approved details as above, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not harm the character and appearance of the area in accordance with Policy DM1 of the Taunton Deane Core Strategy.

4. Lockable cycle and bin storage shall be provided on site prior to occupation of the dwellings hereby permitted, and shall thereafter be retained for those purposes, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate facilities exist for the future residents of the site, in accordance with policies DM1 of the Taunton Deane Core Strategy and Saved Policy M5 of the Taunton Deane Local Plan.

5. The rooflight window in unit 1 shall be glazed with obscure glass to be agreed in writing by the Local Planning Authority and shall thereafter be so retained. There shall be no alteration or additional rooflight windows within this roof without the further grant of planning permission.

Reason: To ensure the privacy of the adjoining occupiers in accordance with Policy DM1 of the Taunton Deane Core Strategy.

#### Notes to Applicant

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission.
2. New water supply and waste water connections will be required from Wessex Water to serve this development. Application forms and guidance information is available from the Developer Services web-page at [www.wessexwater.co.uk/developerservices](http://www.wessexwater.co.uk/developerservices).

please note that DEFRA intend to implement new regulations that will require the adoption of all new private sewers. All connections subject to these regulations will require a signed adoption agreement with Wessex Water before the connection can be made. Further information can be obtained from our New Connections Team by telephoning 01225 526222 for Water Supply and 01225 526333 for Waste Water.

#### **PROPOSAL**

The proposal comprises the erection of three single storey 1 bedroom dwellings within two buildings. The first building is rectangular in shape, running along the side boundary wall and measures 22.7m 4.8m x 4m (falling to 2.1m), this building accommodates two of the dwellings. The second building is an L-Shape, sited partially along the rear and opposite side wall; this building measures 11.9m x 4m with an additional element measuring 4m x 2.6m. The roof height is as the first building. Three rooflights are proposed.

The dwellings will be finished in render with a natural slate roof.

A single storey outbuilding will have to be demolished.

## **SITE DESCRIPTION AND HISTORY**

The site is a former builders yard to the rear of the residential properties. Access to the yard is via an arched entrance between the two properties. The larger two storey buildings that served the yard have been demolished with some smaller single storey buildings retained. The area is still covered by a concrete floor.

The site is within a residential area close to the town centre.

The application is before planning committee as the applicant is related to a member of staff.

## **CONSULTATION AND REPRESENTATION RESPONSES**

### **Consultees**

*SCC - TRANSPORT DEVELOPMENT GROUP* - See Standing Advice.

*DRAINAGE ENGINEER* - No observations.

*WESSEX WATER* - Following comments: -

- New water supply and waste water connections will be required.
- Separate system of drainage will be required

### **Representations**

None received.

## **PLANNING POLICIES**

DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,

M5 - TDBCLP - Cycling,

SP1 - TD CORE STRATEGY SUSTAINABLE DEVELOPMENT LOCATIONS,

M4 - TDBCLP - Residential Parking Provision,

## **LOCAL FINANCE CONSIDERATIONS**

The application is for residential development in Taunton where the Community Infrastructure Levy (CIL) is £70 per square metre. Based on current rates, the CIL receipt for this development is approximately £8000

The development of this site would result in payment to the Council of the New Homes Bonus.

### 1 Year Payment

Taunton Deane Borough Council (Lower Tier Authority)	£3237
Somerset County Council (Upper Tier Authority)	£809

### 6 Year Payment

Taunton Deane Borough Council (Lower Tier Authority)	£19423
Somerset County Council (Upper Tier Authority)	£4856

## **DETERMINING ISSUES AND CONSIDERATIONS**

### Residential Use

The proposed dwellings are located close to the town centre, close to facilities, shops and public transport. As such, this is a suitable location for the use. The proposal will provide storage areas for bin and cycles and an amenity space for the dwellings. The proposal is therefore considered to provide the necessary amenities and facilities required for the proposal.

### Design

The proposed dwellings are located to the rear of 17 & 18 Alma Street, accessed via a central arch opening between the properties. The site was formerly used as a Builders Yard, where there were once larger two storey buildings. These buildings have been removed with some smaller single storey lean to buildings remaining. The area does not serve as a garden to the existing residential properties and still retains a concrete surface.

Given the previous use of the site, its existing use now, and that access already exists, this is not a development that proposes the loss of a residential garden, or one that would harm the character of the area. Given the above, the proposal is not considered to create a precedent for other garden development.

The small scale single storey dwellings are not considered to harm the character of the area and are not readily visible to the public.

### Amenity

Unit 1 is not overlooked and a landscaped area to the front of the building provides a buffer between the side of the building and the occupiers walking by to units 2 and 3. Again there is no direct overlooking between the proposed units. The kitchen window of unit 2 would be visible to the living room window of unit 3, but given the obscure angle of these windows any overlooking would be minimal and acceptable.

A rooflight window serving the shower room to unit 1 should have obscure glazing to prevent any loss of privacy.

### Highways

The proposed flats will be located within an area close to the town centre, its

facilities, public transport and public car parks. As such, whilst parking spaces would be required in accordance in the Somerset Parking Strategy, car free development is acceptable in this location.

A covered, lockable cycle store would be required and can be accommodated within the site. Details of which will need to be submitted and conditioned.

With regard to the adjoining properties, the height of the buildings only exceed the height of the existing wall by 1.4m, giving a total height of 4m. Given this height, and that the roof slopes to a lower height, the buildings are not considered to harm the amenity of the neighbouring properties.

### Conclusion

The proposal is sited in a suitable and sustainable location for and the dwellings can be constructed without any detrimental harm to the visual or residential amenity of the area. The proposal is therefore considered acceptable and recommended for approval.

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

**CONTACT OFFICER: Mr D Addicott Tel: 01823 356463**