

38/2005/248

MR M TUCKER

**ERECTION OF TWO DWELLINGS ON LAND TO REAR OF 99/101 STATION ROAD,
TAUNTON.**

22673/25287

OUTLINE APPLICATION

PROPOSAL

This planning application was reported to the Committee at its meeting on 27th July, 2005 where a resolution was agreed that, subject to the views of the Environment Agency, planning permission be granted.

The proposal would erect two houses on land 8.5 m x 17 m to the rear of 99/101 Station Road. The site would be accessed from a single-track roadway serving various properties. The site would be within 1-10 m of the rear of the existing properties in Station Road. These properties have various uses at ground floor level including Chinese takeaway and dental lab both with residential above. To the north of the site is a Chinese restaurant that runs along the corner of Whitehall and Station Road. To the south of the site there is an access to a parking area to the rear of 93 -95 Station Road with a residential unit, Penny Cottage beyond. Opposite the site there are commercial properties used as a funeral directors and roofing company.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the site is within a sustainable transport area of Taunton and it is not essential to provide parking in these areas. The applicant does not own or have control over the access and this would be essential to allow the homes to be accessed. I would recommend the refusal of the application on this basis. If an access can be provided then I would have no objection, subject to a condition for a fully lockable cycle parking facility. ENVIRONMENT AGENCY the Agency objects to the proposed development, as submitted, on the grounds that it is within a high risk flood area. The developer will need to produce a Flood Risk Assessment in accordance with Appendix F of PPG25 to prove that engineering and mitigation works are possible to prevent the proposal from unacceptably increasing the risk of flooding over the lifetime of the development. A copy of Appendix F has been forwarded to the applicant's agent for information. A flood risk assessment should prove that a newly developed site will not:- a) contain habitable dwellings that are in danger of flooding during the design event, b) cause an overall loss of flood storage volume during the design event, c) cause obstruction to the flow of water during the design event, d) increase the rate of run-off that might worsen flooding elsewhere during the design event, e) obstruct existing watercourses or defences, or access to them, f) include buildings/situations that may be dangerous during extreme flooding. The design event will be the predicted 1:200 year (Fluvial) event for the future lifetime of the development, taking into account the best information on the effects of climate change which are available at the time.

This will involve adding 20% to the predicted flows. The applicant has included a Flood Risk Assessment based on an extension within Flood Zone 3, according to Agency mapping. However, the proposal involves the construction of two new residential dwellings, not an extension. New development in the floodplain should be resisted unless an appropriate minimum standard of flood defence can be provided and an emergency access is available. As the development site is close to the edge of the predicted floodplain, the Agency would suggest that the applicant undertakes and submits a detailed topographical level-survey of the existing and proposed sites, with contours at 0.5m intervals, (or a grid of spot-levels for small sites). The surveys should also show the floor-levels of all existing and proposed buildings on the site. All levels should be shown relative to Ordnance Datum. The Agency will then compare these levels to predicted flood levels in the area. The District Council's Technical Services Department should be consulted to ensure that the proposal does not affect its flood defence responsibilities. Unfortunately, insufficient information regarding the sites previous uses has been submitted to determine whether or not contaminated land may be an issue. Accordingly, this matter should be clarified and, if necessary, appropriate remediation measures agreed and undertaken, prior to any development commencing.

ENVIRONMENTAL HEALTH OFFICER no observations.

4 LETTERS OF OBJECTION have been received raising the following issues: parking in Whitehall is already difficult and the added burden of cars from this development would make parking near impossible; the proposed development would be an eyesore; these houses will not be needed when the Firepool development goes ahead; the red-brick would be out of keeping and should be stone; the site currently provides parking in Whitehall which is already oversubscribed; the houses would have the proportions of two large postage stamps and would back on to 2 Chinese food outlets, 1 fish and chip shop and a cafe leading to a nasty smell for those living in the new properties; extra parking in Whitehall will reduce the width of the road making it difficult for emergency access should the need rise.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1 General Requirements Criteria; S2 Design; H2 Housing within Classified Settlements; H4 Self-contained Accommodation; M4 Residential Parking Requirements, EN28 (Development and Flood Risk).

ASSESSMENT

The principal of development was agreed on 27th July, 2005. The Environment Agency have now raised an objection to the application as it is within a high risk flood area and has not been accompanied by an adequate flood risk assessment. This is essential to enable adequate flood protection to be provided within the development proposal.

RECOMMENDATION

Permission be REFUSED for the reason of lack of adequate flood risk assessment and flood prevention works.

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: