

38/2007/386

MR C KEEBLE

ERECTION OF 2 NO. TWO STOREY DWELLINGS, 4 CAR SPACES AND BOUNDARY WALL, FOLLOWING DEMOLITION OF DOUBLE GARAGE AT LAND REAR OF 55 CHEDDON ROAD, TAUNTON AS AMENDED BY PLANS RECEIVED ON 23RD OCTOBER 2007 AND E-MAIL DATED 6TH NOVEMBER, 2007

322805/125806

FULL

PROPOSAL

It is proposed to construct a two storey building measuring approximately 5.1 m x 12 m containing 2 No. 2 bed dwellings at land to the rear of 55 Cheddon Road. The land is currently garden to two flats at No. 55 and a double garage. The main windows will face south across Portman Street, with rooflights to the second bedroom, and will have 4 parking spaces, one each for the proposed units and one each for the existing flats. There is rear access with a small area for bins, there is no provision for garden/amenity space. Amended plans have been received which clarify the dimensions as these were not accurate. There was previous an application for 4 units on the site in a 2/3 storey building, this application was withdrawn in June 2007.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY objects on loss of parking for No 55; on amended plans advises that there is sufficient parking as 2 spaces for existing, and one per proposed dwelling; conditions suggested.

4 LETTERS OF OBJECTION (including one from Ward Cllr) have been received raising the following issues:- out of character, a new build in a Victorian garden; 'cottages' at right angles to the Cheddon Road properties is not infill; overdevelopment; leading to a decline in the area; loss of view; loss of garages; loss of gardens; there are enough flats and bedsits in the area; difficult to get into/out of adjacent garage; overdevelopment of the area as permission has already been granted for 8 studio flats opposite the site; homes without gardens; should be high quality and mixed development; many homes in multiple occupation in the area; loss of light resulting in increase in carbon footprint; adverse effect on property; effect on drainage systems; lack of open space for drying; composting and green space; parking exacerbated during building works; current roadside spaces will be lost; health and safety issues with a door opening onto the lane which is designed for vehicle not pedestrian access; restrictive covenant.

POLICY CONTEXT

Taunton Deane Local Plan S1 General Requirements, S2 Design, H2 Housing, M4 parking.

ASSESSMENT

The site is within a developed area close to Taunton Town Centre, in a location opposite a site where after an appeal, the Planning Inspector allowed a scheme for 8 no. one bed flats with no parking as it was considered to be a town centre location where parking provision was not necessary and that a mixed community with different types of dwellings was appropriate. The current application proposal includes provision for 4 parking spaces, but with minimal amenity space for the units. The Local Plan does not have specific policies which identify a minimum area of garden or areas for drying or composting etc. New buildings are often of a different character to the surrounding ones especially when they are of a similar age. (The Government recommends that areas contain a mix of types of residential buildings to result in mixed communities). It is not considered that there will be any material overlooking from the proposal, nor loss of light given the respective positions of the buildings. There is often a need to balance certain aspects of proposals; in this case an area for carparking spaces has been provided rather than provision for a garden area. Some on street parking spaces will be lost allowing for access, as well as the garage space(s), but there will be 4 spaces provided as part of the scheme. There is no change proposed to the side lane, so access to the garages is not altered. The side lane only accesses a handful of garages, and it is not considered to be a traffic hazard to have a door leading onto this area. In respect of the objection of overdevelopment, whilst the site is restricted, given the Inspector's decision on the application on the site on the other side of Portland Street, it is not felt that refusal could be justified in this case.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, boundary details, parking as plan, foul/surface water disposal details, no extensions, no windows to north, west and east elevations, obscure glazing of first floor windows to east and west, footpath materials, access area, levels, parking and surface water. Notes re Environment Agency advice and dropped kerb.

REASON(S) FOR RECOMMENDATION:- The proposal is considered to comply with Taunton Deane Local Plan Policies S1, S2, H2 and M4 without detriment to the amenities of the area.

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: