

38/2007/574

MR R CARTER - GREENDALE INVESTMENTS LTD

CONVERSION OF LISTED BUILDING TO PROVIDE A THREE BEDROOM HOUSE AND ERECTION OF TWELVE DWELLINGS AND PROVISION OF NEW ACCESS (AS REVISED BY DWG. NO. 5840/14A & 17 RECEIVED WITH LETTER DATED 8TH JANUARY 2008) AT THE COTTAGE INN, 117 KINGSTON ROAD, TAUNTON

FULL

PROPOSAL

This application follows the withdrawal of an earlier application (38/2007/327).

The proposal seeks permission for one 4 bedroom detached house located to the north of the existing Public House with a two-storey bay window on the north elevation facing up Kingston Road.

The existing two-storey pub, which is a Grade II Listed Building, is to be converted into a 3 bedroom dwelling with demolition of existing single-storey buildings to the north and south of this central section.

Following removal of the single-storey buildings to the south a new entrance into the site will be formed flanked with car parking spaces. This leads into the site to an access road with associated parking, which runs almost the full length of the west boundary and adjoins the rear of gardens of properties fronting Roseberry Street. In association with the access a 2m wide footpath is to be provided across the whole site frontage backed by a 0.5m high brick wall with painted railings above.

South of the new access is a terrace of 5 dwellings comprising one two-storey 2 bedroom dwelling and four two-storey 3 bedroom dwellings with bedrooms in the roof space. This terrace has been designed with proportions and fenestration to match the existing terraced properties to the south of the site.

At the southern end of this terrace is a three-storey building with pitched roof containing six 1 bedroom flats arranged with two flats on each floor. This building is provided with a curved full height feature glazed window to the stairwell of the building. The windows on the west elevation of the block, which provide light to bedrooms on each floor, are indicated to be obscure glazed. Windows to the lounges of each of these flats are on a splay facing obliquely across the rear access road.

The development will be constructed all in brickwork and tiles to match nearby terraced properties.

The application is accompanied by a Design and Access Statement which includes a flood risk assessment.

CONSULTATIONS AND REPRESENTATIONS

County Highway Authority - There is no objection to this proposal in principle, but I do have the following comments to make. As the site has immediate frontage onto the public highway, and as a result the Highway Authority would not look to adopt this proposal. In addition the proposed turning area indicated on drawing number 5840-14 is considered to be substandard. It is therefore presumed that the site will remain within private ownership.

In terms of the disposal of surface water the information provided by the applicant on drawing 5840-14 A is broadly acceptable but the applicant should look to carry out percolation tests on site to ascertain whether or not there is highly permeable strata below the surface.

Therefore if planning permission were to be granted I would recommend the following conditions:

Housing Officer - Unfortunately the development falls under the Affordable Housing threshold.

Conservation Officer - No objection in principle. New build "success" will depend on all important details and selection of materials.

Drainage Officer - I note that all foul and surface water is to discharge to mains sewer. Wessex Water comments on the proposal should be sought.

Leisure & Recreation Officer - Contribution required towards facilities £1023 per Dwelling active outdoor Recreation Total £12276; £1785 each 2+Bed (No.7) for Children's play Total £12495

7 LETTERS OF OBJECTION have been received from residents in respect of this scheme the principle points made are as follows:

- Impact on traffic in Kingston Road
- Possible inadequate parking
- Noise from Parking area.
- Too many dwellings and flats on site
- Overlooking and loss of privacy.
- Height excessive
- With difference in site levels replacement boundary wall needed
- Loss of existing Holly tree
- Too close to Fish and Chip shop
- Bin store too close to neighbouring property
- Affect trade due to lack of visibility of Fish and Chip shop

POLICY CONTEXT

PPS1 (Delivering Sustainable Development), PPS3 (Housing), PPG13 (Transport) & PPG15 (Planning and the Historic Environment)

Taunton Deane Local Plan S1 (General Requirements), S2 (Design), H19 (Designing Out Crime), M4 (Residential Parking Provision), EN19 (Recording of Listed Buildings Affected by Development) & EN28 (Development and Flood Risk)

ASSESSMENT

This application follows the withdrawal of a previous scheme and has now been revised to take into account the concerns all of the Conservation Officer and County Highways. The design now attempts to improve the street scene, as well as issues raised by residence on the last submission. It provides for an additional 12 dwellings and represents a nett residential density of 81 dwellings per hectare.

The application site is within the boundary of the Built Up Area of Taunton as defined within the Taunton Deane Local Plan and there is therefore a presumption in favour of development on this site.

The proposal provides for the retention of, the two-story section of Listed Public House building with removal all of more recent single-story additions, with its conversion back to a three bedroom dwellings. This will enable the building to be successfully retained and refurbished in a manner sympathetic to its character.

With the provision on a new access road and parking to the South of that building this improves the site assess and by providing a significant gap between it and the new terrace significantly enhances its setting.

The detached house, at the northern end of the site, has been designed with two-storey bay window on its north elevation facing up Kingston Road. This will provide an element of interest to the development when approached from a northerly direction.

The apartments, at the southern end of the site, provide a feature in the street scene and are set forward from the adjacent single-story fish and chip shop in Salisbury Street. This is considered to be an acceptable form of development on this prominent site. The attached terrace is designed to have regard to nearby terraced properties in Kingston Road in terms of materials, roof pitches and window arrangement and is considered to be acceptable.

The new access, which runs along the rear of the site will result in the loss of some screen along that boundary with neighbouring properties to the rear, most notably of which is the loss of an existing holly tree. The properties to the rear are at a slightly higher level and conditions are recommended requiring details of boundary treatment to be submitted to ensure minimal impact on neighbouring dwellings. This area was the car parking area for the public house and the residential accommodation above and provided 17 spaces. It is considered that the change in terms of usage will have a minimal impact on neighbouring amenity.

There will be some increased overlooking arising from the lounge windows of the flats and bedroom windows in the new terraced houses, as these represent new features. However, within an urban area complete privacy cannot be expected and it is not considered that the increase in overlooking is so significant as to warrant refusal of planning permission.

A contribution is required to towards recreation facilities and a condition is imposed to secure completion of a legal agreement prior to commencement of development

RECOMMENDATION

Permission be GRANTED subject to conditions re: time limit, materials, landscaping, walls and fences, visibility splays, car parking during construction, parking and turning, drop kerbs, access surfacing, surface water, footway, cycle parking, bin stores, S106 recreation contributions. Notes re: Highway matters.

REASON(S) FOR RECOMMENDATION:-

The development represents an acceptable redevelopment of a brown field site with the settlement area of Taunton not impacting significantly on residential amenity and complying with the requirements of PPS1 & PPS3 and Policy S2 of the Taunton Deane Local Plan

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

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