

SUMMERFIELD DEVELOPMENTS (SW)LTD

RESIDENTIAL DEVELOPMENT TO PROVIDE 8 NO. SELF CONTAINED UNITS ON LAND OFF EASTLEIGH ROAD, TAUNTON AS AMENDED BY PLANS NO. 81101/6 ADN 81101/7 RECEIVED 20TH SEPTEMBER, 2002 AND PLAN NO. 81101/5A RECEIVED 10TH OCTOBER, 2002

23760/2454

FULL PERMISSION

PROPOSAL

The proposal is for the erection of two residential blocks on land at the northern end of Eastleigh Road which would provide 8 self-contained residential units with associated parking and amenity areas. The site is roughly wedge shaped, situated to the rear of the properties on Midford Road and Grays Road. The southern boundary of the site is adjacent to Eastleigh Road, with the neighbouring Fish and Chip Shop (which does not form part of the application) within this wedge. The site is currently being used for informal car parking.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objections in principle to the proposal; would however wish to see the drive widened to 5 m over the first 10 m of the access point to enable vehicles to pass each other, however in the location of this site this is purely advisable. COUNTY ARCHAEOLOGIST as far as we are aware there are limited or no archaeological implications to this proposal and therefore have no objections on archaeological grounds. WESSEX WATER connection points should be agreed at detailed design stage; council should be satisfied with arrangement for the satisfactory disposal of drainage; public sewer runs along western boundary of the site, and Wessex Water normally requires a minimum of 3m easement on either side so diversion or protection works may need to be agreed. AVON AND SOMERSET CONSTABULARY (ARCHITECTURAL LIAISON OFFICER) although it appears that this development will be quite enclosed with one entrance point, I do feel that the car parking areas are detached with little opportunity for natural surveillance, which raises concerns over vehicle security and the personal safety of those using these areas; would recommend that an appropriate system of access control to each block should be a security requirement.

ENVIRONMENTAL HEALTH OFFICER (NOISE AND POLLUTION) conditions should be added with regards to the possibility of contamination arising from historical use in the area; note should be added with regards to noise emissions from the site during the construction phase if nuisance is likely at neighbouring premises.

3 LETTERS OF OBJECTION received raising issues of:- what will happen to all the cars that use the land as a car park when the houses are built?; permit parking area should include Eastleigh Road to give access to the homes; problems with lorries turning in the street; road is congested with parking on both sides of the road; land

would be better used for car parking to take cars off the road; 3 storey building might be a bit high.

POLICY CONTEXT

Policies S1 (General Requirements), S2 (Design) and H1 (Housing Within Classified Settlements) of the Taunton Deane Local Plan- Revised Deposit were taken into account when determining the proposal. Policy H1 controls new housing development within the urban areas. It gives a presumption in favour of development, subject to criteria including "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".

ASSESSMENT

The site has a limited frontage onto Eastleigh Road, given that the Fish and Chip Shop is to remain. The positioning of the "B" block and its amended height of two and a half storeys is considered acceptable in terms of its impact on the street scene, and the neighbouring properties. The larger "A" block to the rear of the site has no windows on the north west elevation so overlooking of neighbouring properties is kept to a minimum. The two storey/three storey design of this block is acceptable and will not detrimentally impact on the neighbouring residential properties to the north and west. It is recognised that there is a problem with the on street parking in the area, but as adequate parking provision is shown for the new units this is not an issue relevant to this application. The existing use as a car parking area is not public use.

RECOMMENDATION

Permission be GRANTED subject to the conditions of time limit, materials, details of surface treatment, landscaping, walls and fences, parking as plan, flats completion, meter boxes, contamination, aerials, cycle store. Notes re remediation, Wessex Water noise during construction, CDM Regulations, access for the disabled.

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:

