

38/2003/650

J BAKER

ERECTION OF DWELLING FOR USE AS A UNIT OF MULTIPLE OCCUPATION (6 BEDROOMS) AT LAND ADJACENT TO 14 GREENWAY ROAD, TAUNTON

22527/25832

FULL PERMISSION

PROPOSAL

The proposal is for the erection of a two-storey building to the west of 14 Greenway Road on land currently used for parking in connection with the existing dwelling. The building would provide a six bedroomed unit of accommodation with two kitchens and bathrooms, one for each floor of accommodation. The dwellings are elevated above the highway and the entrance drive to the application site is via a steep slope. The existing and proposed properties are located within the central area of Taunton where off street parking is not required. The distance to the rear boundary would range from 1 m (to the west) to 5.6 m (to the east) but there is a large communal garden to the rear, associated with properties to the rear of Gladstone Street.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no comment. WESSEX WATER the site is within a foul and surface water sewered area and the developer will need to agree points of connection.

ENVIRONMENTAL HEALTH OFFICER all works must comply to relevant standards, there must be adequate provision of external storage of rubbish bins.

3 LETTERS OF OBJECTION have been received raising the following points of concern:- the existing property has been the source of frequent unsociable behaviour and disturbance with loud music day and night, fighting, swearing, doors being broken down, police raids and broken windows, an additional dwelling would create even more problems having a detrimental impact on the amenities of adjacent residents; the proposal would result in the loss of off street parking for the existing property increasing on street parking in the area adding to congestion and an increased risk to pedestrians; the proposal should not obscure light to the existing adjacent dwelling's kitchen or living room; the proposal would be an over-development of the site, detrimental to the current quality of life of the area; the proposal would result in a change of use from residential to commercial.

ONE PETITION WITH 33 SIGNATURES has been received raising the following points of concern:- the existing property has a history of bad tenants with antisocial behaviour and frequent visits from the police showing a lack of responsibility by the owner and applicant for this proposal; residents of the Knightstone Housing Association Ltd will be overlooked and their privacy invaded; the development will result in a devaluation of existing property values in the area; there is already limited restricted on street parking to the front of the site causing cars to park in associated side streets and this would be

exacerbated by the addition of residential units with up to 6 residents with no off street parking; there has been inadequate notification of surrounding properties and no site notice as required by planning law.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review the following policies apply:- STR1 requiring proposals to be a sustainable development; of high quality , good design and locally distinctive. STR4, development should be focused in towns where provision should be made in character with their role and function, individual characteristics and constraints. Policy 49 requires development proposals to be compatible with the road network or, if not, to provide an acceptable improvement.

Taunton Deane Local Plan Revised Deposit the following policies apply:- S1 governing the general requirements of all development; criteria (A) additional road traffic would not lead to overloading of access roads or road safety problems; (B) the accessibility of the site for public transport, walking, cycling and pedestrians would minimise the need to use the car; (D) requires that the appearance and character of the street scene would not be harmed as a result of the development; (E) potential air pollution, noise, dust, glare, heat, vibration and other forms of pollution or nuisance which could arise as a result of the development will not harm public health or safety, the amenity of individual dwellings or residential areas or other elements of the local or wider environment; (F) the health, safety or amenity of any occupants or users of the development will not be harmed by any pollution or nuisance arising from an existing or committed use. S2, requires new development to (A) reinforce the local character and distinctiveness of an area, incorporate site features of environmental importance (E) include measures to reduce crime (F) minimise the impact on the environment, (H) make full and effective use of the site. H1 governs development within settlement boundaries criteria (G) requires development to respect the character of the area and criteria (I) requires existing dwellings to retain existing levels of privacy and sunlight. Policy H46 refers to the conversion of houses to bedsits, hostels or other types of non self-contained accommodation, which will be permitted provided (A) safe and convenient access to the town centre, (B) the proposed intensity will not erode the character or amenity of the area the privacy and amenity of the neighbouring dwellings would not be harmed by increased noise, activity and disturbance likely to result from the higher density of occupation, (D) residents will have adequate ventilation and natural light, (E) external changes will not harm the street scene, (F) adequate refuse storage is provided, (G) car parking will be required only where it can be provided without harming the character and amenity of the area. Where possible cycle parking should be provided. M3a within the Taunton central area 0-2 spaces are required for parking and 2 or more spaces for cycle parking. This proposal is not a conversion but new built. However the policy and its criteria are considered to provide a context for consideration of the application.

ASSESSMENT

The site is located within the settlement limits of Taunton where the principle of infill development is acceptable. It is in a sustainable location within walking distance of the town's shops and has good bus links along Greenway Road. The proposed development is located within the central area of Taunton where the provision of cycle parking is required but off-street car parking is not and the current proposal conforms to these requirements. Planning Policy Guidance Note 3 requires high -density development in such areas (up to 50 dwellings to the hectare) and this proposal reflects this aim. Greenway Road is characterised by a mix of development. To the East of the site are 3 groups of semi-detached dwellings (of which 14 Greenway Road is one) and to the west of the site are terraced dwellings. The proposed dwelling is designed in keeping with the semi-detached dwellings and this is considered appropriate for this site. To the rear of the proposed building is the rear garden area of the Knightstone properties referred to in the petition against the application. The proposed dwelling has a minimum of 1 m and maximum of 5.6 m to its northern boundary. As a consequence the window to window distance to the Knightstone properties is less than the usual 21 m (i.e. 18 m - 20 m). The applicant has been asked to re-site the bedroom window to the side and agree to obscure glazed, fixed opening windows to the kitchen to avoid overlooking and amended plans are awaited. Taunton Local Plan Policies H1 (E) and H4b states that proposed nuisance resulting from development should not harm public health or safety, the amenity of dwellings or a residential area. A detached dwelling, the impact on the amenity of adjacent dwellings due to noise, activity and disturbance would be minimal. In terms of the anti social behaviour experienced with the adjacent property I do not consider that this effects the acceptability of the proposal in planning terms as it is a result of the management of the accommodation rather than its built form. The views of the Police are awaited in respect of Section 17 of the Crime and Disorder Act. Whilst there have been some delays in the notification of properties over the Christmas period the appropriate site notices and neighbour notification has now been undertaken and the required 21 day period will expire on 6th February 2004. Proposal considered acceptable.

RECOMMENDATION

Subject to the receipt of acceptable amended plans and no adverse comments from the Police and no further letters of objection raising new issues by 6th February, 2004 the Chief Planning Officer in consultation with the Chair/Vice Char be authorised to determine and permission be GRANTED subject to conditions of time limit, materials, cycle parking. Notes re works to comply with building standards, must comply with sections 352 and 372 of the Housing Act, external storage of bins and refuse, contact Environment Health (housing Standards) before works commence, disabled persons, energy conservation, meter boxes, secure by design, infrastructure charges.

REASON(S) FOR RECOMMENDATION:- The site is located in a sustainable location within the central area of Taunton where the principle of infill development is acceptable and is considered to be in accordance in accordance with Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 and STR4 and Taunton Deane Local Plan Revised Deposit Policies S1 and H1. The proposed development is located within the central area of Taunton and cycle parking is proposed in accordance with Taunton Deane Local Plan Revised Deposit Policy M3a.

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: