

38/2007/131

Q-PARK LTD

ALTERATION TO RAISE TIMBER CLADDING ON SOUTH, EAST AND WEST ELEVATIONS AT 2ND, 3RD AND 4TH FLOOR LEVELS AND ALTERATIONS TO 2 UPPER LEVELS TO MULTI STOREY CAR PARK AT TAUNTON AND SOMERSET HOSPITAL, MUSGROVE PARK, TAUNTON AS AMENDED BY LETTER DATED 1ST JUNE, 2007 AND PLANS

21500/23980

FULL

PROPOSAL

The proposal consists of variations to the elevations of the building to address concerns in respect of overlooking from the southern side of the multi storey car park towards Hoveland Lane. The development consists of raising the level of the timber cladding by 666 mm on parking levels 4, 6 and 8 and the amendment adds a further 333 mm to levels 9 and 10.

CONSULTATIONS AND REPRESENTATIONS

ENVIRONMENTAL HEALTH OFFICER no observations to make.

1 LETTER FROM RESIDENTS ACTION GROUP raising the following issues:- providing the additional cladding is internally boarded and the height of the cladding on levels 4, 6 and 8 will be increased by 0.67 m, it would appear that this will meet our requirements regarding the overlooking problem from these levels.

POLICY CONTEXT

RPG10 – Regional Planning Guidance for the South West

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 – Sustainable Development, STR4 – Development in Towns.

Taunton Deane Local Plan Policies S1 – General Requirements, S2 – Design.

ASSESSMENT

The multi storey car park has been constructed on site at Musgrove Park Hospital and the internal levels on the upper floors slope to aid drainage. This has meant that the external cladding varies in height internally and it is possible to see over and down at certain points on the exposed upper floors. This affects car park levels 4, 6, 8, 9 and 10.

In order to address this concern raised by neighbours the proposal involves increasing the height of levels 4, 6 and 8 by 666 mm to avoid any overlooking from these levels. Having visited the site it also became apparent that there was also an

issue with levels 9 and 10. In order to address this concern the Architect has proposed an increase of 333 mm to these upper two levels to address the issue.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials and counter battened timber. Note re timing of works.

REASON(S) FOR RECOMMENDATION:- The proposed alteration to the building is considered acceptable and in compliance with Taunton Deane Local Plan Policies S1 and S2.

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: