

38/2007/291

LONDONTOWN PROPERTY

CONVERSION OF DENMARK INN INTO 2 NO. RESIDENTIAL UNITS, ERECTION OF 3 NO. UNITS FILLING THE GAP BETWEEN DENMARK INN AND TERRACE, AND 4 NO. ADDITIONAL HOUSES BETWEEN DENMARK INN AND DENMARK WALK. CHEDDON ROAD, TAUNTON

322843/126118

FULL

PROPOSAL

The proposal comprises the conversion of the Denmark Inn into 2 No. residential units; filling the gap between the Denmark Inn and the neighbouring Victorian terrace with 3 No. additional dwelling units; and the construction of a new block of 4 No. 3 bedroomed dwellings on garden land between the Denmark Inn and a modern complex of dwellings fronting Denmark Lane. All dwellings would be 2½ storey and each would have 1 car parking space.

Planning permission was refused in August 2006, reference 38/2006/293. for a different scheme of 9 dwellings, on the grounds of loss of light, overlooking, and inappropriate turning circle.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY given the proximity to the town centre and closeness of facilities the proposed car parking is considered acceptable provided suitable cycle parking is provided for each dwelling. Drawing No. D1-PL-12 indicates that the footway of Cheddon Road between Denmark Terrace and Denmark Walk varies between 1.7 m and 2 m. A site inspection shows the footway to be narrower in places. I would request that the developer provides a continuous footway of at least 1.8m width. The drawing shows that this could be achieved. I have agreed with the Agent that the entrance gate at the lower car park access will be omitted and the access widened to 4.2 m and that cycle parking can be provided. Recommend conditions. WESSEX WATER recommends note.

DRAINAGE OFFICER no observations. LEISURE DEVELOPMENT TEAM financial contributions should be made towards the provision of facilities for active outdoor recreation and childrens play provision.

14 LETTERS OF OBJECTION have been received raising the following issues:- the proposal would contravene the party wall act; loss of light would result; the Denmark Inn is a landmark building and a valued amenity for locals; the orientation of the new block of houses does not align with existing houses; no formal notification has been posted to all properties; insufficient parking spaces are proposed, thereby exacerbating existing problems; increase in vehicular traffic along Denmark Terrace would result in road safety problems; the gradient of the parking area for the new block of houses is inadequate; the new access is dangerous; emergency vehicular

access would be an issue; land to the rear of the Denmark Inn has become a right of use for the residents of Denmark Terrace; no turning area for Denmark Terrace would result in road safety problems; dust cart and recycling cart would be unable to access Denmark Terrace; the Victorian character of Cheddon Road would be lost.

1 LETTER OF SUPPORT has been received raising the following issues:- the immediate area would benefit from the removal of the pub because it has become noisy with undesirable hanging around.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1 and S2 seek to safeguard, inter alia, the character of the buildings, visual and residential amenity and road safety. Policy H2 accepts residential development within settlements, provided, inter alia, no loss of amenity, and no loss of established character.

ASSESSMENT

The principle for 9 No. dwellings is clearly acceptable in this town location, and it is now considered that the previous refusal reasons have been resolved. The previous scheme included the blocking in of a bathroom window in No. 5 Denmark Terrace. This window is now to be retained, and no undue light loss would result. The design and layout of the scheme has also been improved by realigning the new block of 4 dwellings. This would now directly front Cheddon Road instead of facing and unduly overlooking the development on Denmark Walk. Finally, the access and parking arrangements are acceptable to the County Highway Authority.

The proposal is considered acceptable.

RECOMMENDATION

Subject to the receipt of a satisfactory amended drawing which provides a continuous footway of at least 1.8 width and which omits the entrance gate to the lower car park access, permission be GRANTED subject to conditions of time, materials, highway safety, fence and wall details, removal of PG rights, and play and recreation contributions to be secured through a Section 106 Agreement before development commences. Note re Wessex Water

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect the character of the building, or visual or residential amenity, or road safety, and therefore does not conflict with Taunton Deane Local Plan Policies S1, S2, H2 and C4

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

CONTACT OFFICER:

NOTES:

