

38/2005/248

MR M TUCKER

**ERECTION OF TWO DWELLINGS ON LAND TO REAR OF 99/101 STATION ROAD,
TAUNTON.**

22673/25287

OUTLINE APPLICATION

PROPOSAL

The proposal seeks the erection of two flats on land 8.5 m by 17 m to the rear of 99/101 Station Road. The site is to be accessed from a single-track roadway serving various properties. The site is within 1-10 m of the rear of the existing properties in Station Road. These properties have various uses at ground floor level including Chinese takeaway and dental lab, both with residential above. To the north of the site is a Chinese restaurant that runs along the corner of Whitehall and Station Road. A 1 m gap between these buildings would be retained for pedestrian access to the rear of 101 Station Road. To the south of the site there is an access to a parking area to the rear of 93-95 Station Road with a residential unit, Penny Cottage beyond. Opposite the site there are commercial properties used as a funeral directors and roofing company.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY - the site is within a sustainable transport area of Taunton and it is not essential to provide parking in these areas. The applicant does not own or have control over the access and this would be essential to allow the homes to be accessed. I would recommend the refusal of the application on this basis. If an access can be provided then I would have no objection, subject to a condition for a fully lockable cycle parking facility.

ENVIRONMENTAL HEALTH OFFICER views awaited.

7 LETTERS OF OBJECTION have been received raising the following issues: parking in Whitehall is already difficult and the added burden of cars from this development would make parking near impossible; the proposed development would be an eyesore; these houses will not be needed when the Firepool development goes ahead; the red-brick would be out of keeping and should be stone; the site currently provides parking in Whitehall which is already oversubscribed; the houses would have the proportions of two large postage stamps and would back on to 2 Chinese food outlets, 1 fish and chip shop and a cafe leading to a nasty smell for those living in the new properties; extra parking in Whitehall will reduce the width of the road making it difficult for emergency access should the need rise.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1 General Requirements Criteria; S2 Design; H2 Housing within Classified Settlements; H4 Self-Contained Accommodation; M4 Residential Parking Requirements.

ASSESSMENT

The proposal has been reduced to a smaller building providing 2 flats each with a reduced level of accommodation. This would avoid overlooking of the rear of existing flats and properties and result in a layout and design better suited to the site. Objections have been received to the loss and lack of parking associated with the development of the site. Policy M4 does not require parking spaces for development within the Central Area of Taunton. The proposal does not provide car parking but would provide cycle parking as required by Policy M4. The site would provide an opportunity for a small development that would complement the area and I consider the proposal to be acceptable.

RECOMMENDATION

Subject to the receipt of no further letters of objection raising new issues by the 2nd August 2005, the Development Control Manager, in consultation with the Chair/Vice Chair, be authorised to determine and permission be GRANTED subject to conditions of time limit, materials, obscure glazed windows, cycle parking. Notes re disabled persons, energy/water conservation, lifeline homes, meter boxes.

REASON(S) FOR RECOMMENDATION:- The proposal would constitute infilling within an existing settlement limit in accordance with Taunton Deane Local Plan Policies S1, S2, H2, H4 and M4.

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: