

38/2006/041

MR P SMITH & M S PADGETT

**ERECTION OF TWO FLATS AND DWELLING ON LAND TO EAST OF ST ALBANS PLACE AND NEXT TO JUNCTION WITH ST PATRICKS ROAD, TAUNTON**

23046/26861

FULL

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**PROPOSAL**

Planning permission was refused in October 2005, reference 38/2005/408, for a similarly designed 2 storey building at this site, but which comprised 4 No. flats. It was refused for 2 reasons:- that overlooking would result; and that inadequate provision was made for off-street parking.

The current proposal comprises the erection of a similar 2 storey building, but incorporating 2 No. 1 bedroomed flats, and 1 No. dwellinghouse. 3 No. on site parking spaces are proposed, and the agent has additionally advised that 2 nearby garages would also be available for use. The site is located at the junction of St Albans Place with St Patricks Road.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY the proposal is now considered acceptable.

LANDSCAPE OFFICER there is scope for some small tree planting in the area of ground to the north otherwise landscaping opportunities are limited. DRAINAGE OFFICER recommends notes.

10 LETTERS OF OBJECTION have been received raising the following issues:- additional traffic will be created which would exacerbate road safety and parking problems; the area is already over populated; extra noise and disturbance will be created; loss of view would result; the building not in character with surroundings; landslip may occur; the properties will deteriorate; the proposal is speculative; the proposal will invite more anti-social trouble; reduction in house prices will result; an undesirable precedent will be set.

A petition of 71 signatures objecting to the application has been submitted.

**POLICY CONTEXT**

Policy S1 of the Taunton Deane Local Plan seeks to safeguard, inter alia, road safety, and visual and residential amenity. Policy H2 accepts residential development within settlement limits provided, inter alia, there would be no loss of visual and residential amenity. Policy M4 seeks to ensure an average of no more than 1.5 car parking spaces per dwelling, and expects a significant reduction in this average for elderly persons, student and single persons accommodation.

## **ASSESSMENT**

In purely land use policy terms, the principle for the development is clearly acceptable, and the design reflects the simple architectural form of neighbouring properties. The key issues are whether the 2 No. refusal reason relating to the previous proposal have been resolved. Firstly, with regards to parking, given that the development has been reduced from 4 to 3 units, the Highway Authority now consider that the provision of 3 No. on site spaces is acceptable, and there are, of course, 2 additional garages available for use if required. Finally, in respect of overlooking, this objection has also been overcome by the enclosure of the staircase to the first floor flat.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of time limit, materials, road safety, landscaping, walls and fences, fenestration to be recessed, removal of PD rights and windows to be obscure glazed.

**REASON(S) FOR RECOMMENDATION:-** The proposed development would not adversely affect road safety, or visual or residential amenity, and therefore does not conflict with Taunton Deane Local Plan Policies S1, S2, H2 or M4.

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

**CONTACT OFFICER: Tel . 356465 MR J GRANT**

NOTES: