

38/2006/198

MITCHELL DEVELOPMENTS

**DEMOLITION OF DWELLING AND COMMERCIAL GARAGE BUILDINGS AND
ERECTION OF 24 FLATS WITH ASSOCIATED PARKING AT EASTWICK FARM
HOUSE AND EASTWICK COTTAGE, EASTWICK ROAD, TAUNTON**

323225/126476

FULL

PROPOSAL

Planning Permission was granted on appeal for the erection of a block of 13 flats with 8 associated parking spaces on the eastern part of the current application site. This application includes the demolition of Eastwick Farm House and the redevelopment of both sites to provide 24 flats with 14 parking spaces. The development would provide a mix of 6 bedsits, 10 x one bed roomed units and 8 x two bed roomed units. The accommodation would be mostly provided in a two storey building with flats contained within the roof, however a lower single storey element, with rooms in the roof, would be provided along the northern elevation. 14 parking spaces and cycle parking would be provided. The flats would be red/brown brick on the ground floor with rendered walls above and a tiled roof.

When considering the appeal proposal, the Planning Inspector accepted the relationship between the buildings and the neighbouring properties, considered that the reduced level of parking was acceptable in this location with good access to the town centre and a local centre opposite and considered that the recreational open space requirement depended on need and that Lyngford Park, opposite seemed well equipped and able to provide for the additional residents without the need for any financial contributions to be made for improved facilities.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY views awaited COUNTY ARCHAEOLOGIST no objections. WESSEX WATER FIRE OFFICER no objection but means of escape, access for appliances and water supplies must conform to the relevant Building Regulations or British Standards.

ENVIRONMENTAL HEALTH OFFICER no objection subject to contaminated land condition and note. DRAINAGE OFFICER no observations. LEISURE AND RECREATION OFFICER in accordance with policy C4 leisure and recreation contributions are required for children's play and recreation facilities.

1 LETTER OF OBJECTION has been received raising the following points:- whilst the second floor windows facing 45a Eastwick Road are obscure glazed they should be restricted opening to avoid overlooking; block A is now 4 m closer to the adjacent bungalow and will have an overbearing impact on the neighbour amenity parking for three cars is shown along the access road and this would be likely to lead safety problems with vehicles reversing onto the main road; the application represents an

over development of the site out of keeping with the surrounding 2 storey flats and resulting in two family homes being replaced by 24 flats.

1 LETTER OF SUPPORT development of the site as a whole will avoid the negative impacts of the development on the adjoining property Eastwick Farm House, which is now part of the development site.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR4 - Development should be focuses within towns, Policy 49- transport requirements of new development.

Taunton Deane Local Plan Policies S1- General Requirements, S2- Design, H1- Housing within classified settlements; M3a Residential Parking Requirements C4 recreation space provision.

ASSESSMENT

The previous planning permission was granted on appeal for 13 flats and 8 parking spaces. This application proposes a similar approach to the development but has a larger site, including Eastwick Farmhouse that lay to the south west of the proposed flats. This proposed development would replace an existing garage business and both of the dwellings with a block of 24 flats and 14 parking spaces. The agent has shown that the proposed buildings have a similar footprint to the existing. Due to differences in the site levels between the adjacent bungalow, lying to the west of the site, the hieght of the proposed 2 storey building (with accomodation in the roof) would be lower than the apex hieght of the bungalow. The new development has windows within the roofspace that would overlook the side of the bungalow. The applicant has agreed that these should be obscure glazed and fixed, emegency only opening to preserve the amenity of the existing occupants. To the north of the site lies a block of sheltered housing flats and associated garden. The proposed development would erect its northern wall along the boundary. This wall would have no openings and serve to replace an existing close boarded fence. The windows for that accomodation would face into the internal courtyard except for velux rooflights in the roof but these would be situated at a height to avoid any direct overlooking of the existing properties. The proposal would utilise the existing access off Eastwick Road. Parking spaces would be laid out along the easternside of the driveway with turning in front of the flats. These spaces would be at a higher level than the adjacent pbulic house but as they are to be located to the rear of the public house they are considered to be acceptable. In considering the 8 proposed parking spaces for the 13 flats, the Appeal Inspector accepted that a reduced level of parking would be suitable for this site. He considered that the accessability of the site to facilities and sevices was likely to result in a development that was not highly dependant on the use of a car, in addition a mix of bedsits, 1 and 2 bedroomed flats were likely to be more attractive to " single person households and old people", with reduced car ownership and that there was additional parking in the local centre car park so that additional on street parking could be avoided. Taking this into account and the provision of 1 cycle space per unit, I consider that the proposed level of 14 parking spaces for 24 flats is acceptable. Leisure and Recreation required contributions for

the non-provision of childrens play area or site and playing fields. The Inspector did not accept that such contributions were justified in this case and considered Lyngford Park to provide adequate public open space and childrens play area. Since the appeal decision I am unaware of a change in circumstances that would justify a contrary view. Proposal considered acceptable.

RECOMMENDATION

Subject to the completion of a S106 agreement for contributions to provide off-site children's play and recreational open space provision and the receipt of no additional letters raising new issues by ... 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, second floor windows in sw elevation shall be obscure glazed, secondfloor windows in sw elevation shall benon opening except for emergencies, removal of permitted development rights for new windows on the sw elevation, details of proposed 14 parking spaces and 24 cycle spaces, construction, surfacing gradients, surface water drainage and visibility spaly to be submitted; landscaping; bin dtorage; contaminated land, no construction work on Sundays, public holidays or before 0800hours or after 1800 hourson Mondays to Fridays or before 0800 hours or after 1300 hours on Saturdays. Notes re contaminated land,encroachment, Wessex Water infrastructure, disabled persons, energy conservation, meter boxes, secure by design.

REASON(S) FOR RECOMMENDATION:- The proposal provides for a brownfield development of a good design, acceptable access situated in a sustainable location in keeping with the street scene. The proposal therefore meets the requirements of Somerset and Exmoor National Park Joint Structure Plan Review Policy 49 and Taunton Deane Local Plan Policies S1, S2, M4 and H1 (Revised Deposit numbering).

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

CONTACT OFFICER: 356467 MRS J MOORE

NOTES: