

38/2008/151

BARRATT & CANNIFORD LTD

**ERECTION OF BUILDING COMPRISING 10 FLATS AT CAMBRIA HOUSE, PLAIS STREET, TAUNTON AS AMPLIFIED BY LETTER DATED 23 APRIL 2008 AND PLAN DRAWING 10**

322980/125577

FULL

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**PROPOSAL**

The proposal is to erect a new build development of 10 flats on the site of the existing semi-detached property and yard and garden area. The scheme involves a detached two storey of two flats 7.6m high and a central section of 6 flats over 3 storeys (11.2m to ridge) and a further two storey rear section of 2 flats. Parking for 6 cars is provided together with cycle and bin storage.

**CONSULTATIONS AND REPRESENTATIONS**

**LANDSCAPE OFFICER** - There are limited opportunities for landscaping within the proposals but given the urban nature of the existing site this may not be a problem. The off-site trees are TPO'd so any works within the canopy spread should be designed to reduce any root damage. The root protection area of the trees should be protected during construction.

**LEISURE DEVELOPMENT MANAGER** - In accordance with policy C4 provision for play and recreation must be made. A contribution of £1023 for each dwelling should be made towards active outdoor recreation and a contribution of £1785 for each 2+bed dwelling towards children's play provision. The contributions should be index linked and would be spent in locations accessible to the occupants of the dwellings.

**WESSEX WATER** - The Development is located in a sewered area, although there are no separate surface water sewers in the vicinity and the developer will need to investigate methods for the disposal of surface water from the site. Surface water should not be discharged to the foul sewer. The Council should be satisfied with the means of disposal of surface water. A connection point to Wessex services can be agreed at detailed stage. There is a public combined sewer and water main close to the site and diversion or protection works may need to be agreed. An informative should be placed on any consent to ensure protection of Wessex infrastructure.

**HIGHWAY AUTHORITY** - The proposal is for the erection of ten two bedroomed flats and associated parking on Plais Street. In terms of parking requirement the Local transport Plan states that one bedroomed units should have a minimum of one space per flat. As such the development should provide 10 spaces. The proposal provides 6, which is an under provision and due to this there will be an increase in on street parking with this proposal. This increase in on street parking will exacerbate the current issue of vehicles parking on the highway. As such the Highway Authority would require an amended plan requiring one space per flat and adequate turning

within the site. If this is not provided then I would recommend the proposal is refused.

WARD COUNCILLOR - concerned over level of car parking.

## 1 LETTER OF SUPPORT

PETITION OF 102 SIGNATURES - from 66 properties on basis of development not in keeping, too close causing loss of privacy and light, insufficient parking causing congestion and access problems and noise dust and disturbance during construction.

19 LETTERS OF OBJECTION - on grounds of not in keeping with the surroundings, too dense and cramped, loss of privacy and light, loss of skyline, loss of outlook and loss of value, proximity to boundary, increase in noise and disturbance, impact on amenity of local properties, inadequate play space for children, loss of view, no cycle storage contrary to policy M4, footway should be provided, lack of parking causing access problems and congestion and difficulty for emergency access, safety issues for pedestrians/wheelchair users, pushchairs and cyclists, it would impede pedestrian and cycle access, access to road unsafe, impact on protected maple trees, impact on water pressure, noise and dust during construction and blocking of access, closure of road for demolition, blocking of access by new residents, unauthorised use of Glenthorne Road which is private would be unacceptable, will not enhance peaceful area, bins would be sited adjacent to boundary causing smells and vermin, no need for flats and security of closed garden site would be lost increasing security risk.

## **POLICY CONTEXT**

Regional Planning Guidance for the South West (RPG10)

HO5 – Previously Developed Land

TRAN1 – Reducing the Need to Travel

Somerset & Exmoor National Park Joint Structure Plan Review

STR1, STR4, Policy 33 and Policy49

Taunton Deane Local Plan

S1 – General Requirements

S2 – Design

C4 – Leisure and Recreation

M4 – Residential Parking

## **ASSESSMENT**

The proposal involves the provision of a two and three storey development to provide 10 flats on the site of an existing semi-detached property, garden and parking area. The main consideration is the impact on the amenity of the surrounding properties, provision of adequate parking, provision of adequate play and recreation and adequate ecological mitigation.

The proposal has been designed to prevent direct neighbour overlooking by designing the two storey buildings with flats having rooflights at the rear at a height to prevent views downward. The 3 storey section will have obscure glazed windows serving the stair well and adjacent windows while the bedroom windows face towards the road to the rear. The proposal is therefore considered to protect the privacy of adjacent properties as the main windows are orientated north and south. The two storey elements of the scheme are set 2 -3m off the boundary with the properties to the east and while this will impact on the outlook and views from properties in Compton Close, given the site level is 600mm below the adjacent properties, this impact is considered to be an acceptable one.

The proposal provides for 6 parking spaces and has storage areas for bin and cycle storage for each flat. The site is in a location that is only 60m to the north of the defined central area and is considered to be in a sustainable location and well placed in relation to facilities in Station Road. Flats have been allowed in other areas further from the centre without parking and where Inspectors have allowed developments on appeal. The provision of 6 parking spaces for 10 units is considered to be appropriate in this instance given policy M4 of the Local Plan.

The development will provide for 10 new flats and in accordance with policy C4 of the Local Plan a contribution to the provision of play and active recreation must be made. This would equate to £2808 per unit which would need to be secured through a legal agreement. Approach has been made to the applicant and a condition is considered an appropriate means of ensuring this requirement.

The development will involve the demolition of the existing building on the site and this may provide a limited habitat. A condition to ensure a bat roost site provision in the new building is considered appropriate to ensure compliance with PPS9. The site is also close to a group of protected trees and protection of these during the construction period is considered appropriate.

The development is the re-use of previously developed and in a sustainable location. It is considered that the impact on the amenity of the adjacent residential properties is acceptable, the scale and height will not be detrimental to the area and there is sufficient parking in this edge of centre location and the proposal is recommended for approval.

## **RECOMMENDATION**

Permission be granted subject to conditions of time limit, materials, tree protection, boundary treatment, parking, bat mitigation, play and recreation provision, bin and cycle storage, obscure glazing, surface water disposal and note re Wessex infrastructure.

## **REASON(S) FOR RECOMMENDATION:-**

The proposal is considered not to adversely affect neighbouring amenity, to be in keeping with the scale of development in the area and to provide adequate parking

on site to comply with policy and is thus considered to accord with Taunton Deane Local Plan policies S1, S2, C4 and M4.

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

**CONTACT OFFICER: 356398 MR G CLIFFORD**

NOTES: