

A & H GADD LTD

ERECTION OF TWO STOREY BUILDING INCORPORATING ACCOMMODATION IN ROOFSPACE COMPRISING NINE FLATS ON LAND AT CORNER OF ST AUGUSTINE STREET AND PRIORY AVENUE, TAUNTON AS AMENDED BY DRAWINGS ATTACHED TO APPLICANTS LETTER DATED 27TH AUGUST, 2002

23100/24940

FULL PERMISSION

PROPOSAL

Separate permissions were granted in 1999 for the creation of six elderly persons flats and for office accommodation in a two/ part three storey building on this site. This proposal comprises two storeys of accommodation together with a third floor (predominantly within the roof space). Five parking spaces are provided within a landscaped courtyard at the rear.

CONSULTATIONS AND REPRESENTATIONS

POLICE ARCHITECTURAL LIAISON OFFICER No adverse comments. COUNTY ARCHAEOLOGIST the site lies within an Area of High Archaeological Potential as defined by the Local Plan (Policy EN24). It is within the area known to be the medieval Priory of St Peter and St Paul whose origins date back to the mid 12th century. Earlier archaeological investigations within the Priory area have produced evidence of medieval buildings, Civil War defensive structures and a medieval cemetery. At present it is not known if this proposal will impact on archaeological remains, as insufficient evidence exists concerning the nature of remains on the proposal site. For this reason (following advice in PPG16) I recommend that the applicant be asked to provide further information on any archaeological remains on the site. This is likely to require a field evaluation. I am happy to provide a specification for this work and a list of suitable archaeologists to undertake it.

ENVIRONMENTAL HEALTH suggest condition due to possibility of contaminated land.

PRIORY COMMUNITY ASSOCIATION (In response to original proposal which included an additional part four storey element) We have commented on several applications at this site previously, particularly regards the highly visible last tree in St Augustine Street, which your Council sadly decided for the last application was one too many for an our area. A key matter in this application is that of the forecourt of the building. Across the road junction at the flat conversion, after some delay, planting has started to appear in the landscape zone created by the donation of land at the junction by the local authority. We think that this is appropriate here to help deter pavement parking obstructing the controlled crossing. If a feature climbing plant could adorn the splayed corner this would help limit the loss of the tree, but as we have discovered from experience at 5 St Augustine Street they do require an adequate supply of rainwater from paved areas in summer, to avoid surrounding planting areas from becoming too dry. We very much like the general design of the building, the archway, the cycle storage area and the enclosed

rear parking area which could maintain the current sustainable drainage of the yard to aid the good planting areas. We note that there is an increase in height from the previous scheme, to include a four storey area, which is one storey higher than the surrounding housing, suggest you have regard to close neighbours comments on this.

2 LETTERS OF OBJECTION received in response to initial proposal concerned that adjoining building will now be end terrace, damage during construction works, building up to boundary causing access and maintenance problem to neighbour.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit S1 - Sustainability Policy H1 requires new housing to be accessible to a variety of modes of transport. It also encourages small scale schemes which increase the development density without individually or cumulatively eroding their character or residential amenity.

ASSESSMENT

This is an untidy corner close to the town centre. The principle of redevelopment is welcomed and already established. The design and scale of the building proposed is in scale and character with surrounding development. Matters raised in respect of maintenance and access are not planning issues.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, surface of courtyard, mortar, landscaping, contaminated land, access gates, parking area, cycle parking, completion of development, site levels, meter boxes, archaeology, removal of buildings. Notes regarding archaeology, surface water, building over sewer, footway crossing and CDM Regs.

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

CONTACT OFFICER: 356464 MR T BURTON

NOTES: