

38/2005/303

S J HANBOROUGH HOMES LTD

REDEVELOPMENT TO PROVIDE 4 COMMERCIAL/RETAIL UNITS AND 24 FLATS WITH ASSOCIATED PARKING AND ACCESS INTO WOOD STREET AT 7-11B STAPLEGROVE ROAD, TAUNTON AS AMENDED BY LETTER DATED 24TH AUGUST, 2005 AND PLAN NOS.14A AND 04G

22470/25012

OUTLINE APPLICATION

PROPOSAL

The proposal is for the redevelopment of the existing retail/residential properties, 7-11B Staplegrove Road. The site stretches between Staplegrove Road and Wood Street and wraps around the existing residential properties, 45a and 46a Wood Street, lying to the south of the site. The proposal is for outline planning permission for the erection of 24 residential units with 4 retail units at ground floor level fronting onto Staplegrove Road, replacing the existing units. The siting and design are reserved matters and only illustrative details have therefore been included. The proposed scheme would be accessed off Wood Street, through an archway and would provide approximately 14 car parking spaces in a courtyard to the rear of the Staplegrove Road and Wood Street frontages.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection in principle but parking space 14 should be deleted to provide a passing space, cycle storage must be provided and information on the proposed deliveries to the new units fronting Staplegrove Road must be submitted. COUNTY ARCHAEOLOGIST no objection . CHIEF FIRE OFFICER means of escape, access for appliances and water supplies will have to conform to the relevant Building Regulations. ENVIRONMENT AGENCY no objections in principle subject to recommended conditions. WESSEX WATER a water mains is available to serve the proposal, foul sewerage and surface water disposal are available although a sustainable urban drainage system should be investigated.

CONSERVATION OFFICER Primary interest is the effect on Staplegrove Road and the adjacent Conservation Area. I therefore welcome the amended details that remove the roof-lights and small dormers on the Staplegrove Road elevation. This said the elevations are clearly higher than the previous, withdrawn, application and I await a street scene plan, showing the relationship between the proposal and its neighbours to assess the impact of the proposed on Staplegrove Road. ENVIRONMENTAL HEALTH OFFICER no objection subject to construction noise and contaminated land conditions. DRAINAGE OFFICER the proposal is within the 100-year floodplain of the River Tone and the Environment Agency must be notified with a flood risk assessment. LEISURE AND RECREATION OFFICER the proposal does not make provision for children's play or active recreation/sport. I request the provision of a financial contribution towards the provision of additional facilities in the local area.

4 LETTERS OF OBJECTION have been received raising the following issues:- two walls of the existing houses adjoin the new development and the development is likely to damage the structure of my house with the heavy machinery digging next to the walls of my house to create the new foundations; the proposed windows would overlook the neighbouring properties; the existing planning permission is for 11 flats, to be contained within two storey buildings and is sympathetic to the adjacent building and area, the present application is for 24 flats and 4 retail units in three storey buildings and represents an over-development of the site with each of the buildings at double depth and well beyond the inner building line of the existing properties; the proposed units are very small and some units have no vertical windows to look out of, only Velux roof-lights in the roof slope, a desperate effort to achieve the desired numbers at the cost of existing residents and the environment; the development is likely to generate an additional 40 traffic movements along Wood Street, where children and their parents walk to the main entrance into North Town School, the road is already heavily congested at times and the additional use is likely to prove a danger for the pedestrians and existing road users and may lead to blocking of the road stopping essential access for emergency vehicles; the three storey development is out of keeping and will totally overpower and overshadow its neighbours; the use of a double pitched roof is out of keeping with the area; the proposed large first floor patio entrance to flats 5 & 6 will cause unacceptable overlooking of the rear of existing residential properties and their curtilages and will also lead to increased noise and pollution; the rear first floor windows of the front buildings and windows of the rear buildings are too close to the corner of the buildings and will enable unacceptable over-looking of the existing residential properties; the previous permission provided a 3 m high boundary wall around the site, this application makes no provision for this in spite of the applicant agreeing to the principle in the previous permission; the proposal will increase the height of the buildings adjacent to the existing single storey unit from single storey to three storey in height and this will overpower the existing backyard and make the windows into the kitchen very dark; the 3 m high wall with parking adjacent as previously suggested would be acceptable; the existing drains are ancient and unsuitable for the additional waste likely to be generated, the development of land to the rear of the domestic curtilages will reduce the security of the rear of existing properties, the rear development will be erected across an existing bathroom window prohibiting the window from being opened and becoming dark.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 Sustainable Development, STR 2 & 3 Development in Towns Policy 9 The Built Historic Environment, Policy 48 access and parking and Policy 49 Transport Requirements for new developments. Taunton Deane Local Plan policies S1 General Requirements, S2 Design, H2 Housing, C4 Open Space Requirements, M4 Car Parking Requirements, EN14 Conservation Areas, EN28 Development And Flood Risk, T12 Secondary Shopping Areas.

The site lies at the edge of Taunton Town Centre in a sustainable location. The secondary shopping frontage will be replaced with similar uses. Car parking is not essential although the applicant is proposing 14 parking spaces.

ASSESSMENT

The proposed scheme would represent an intensive form of development on previously developed land in line with government and local plan policy. The new buildings would be higher than the existing neighbouring properties (except in relation to 45a and 46a Wood Street (where the existing properties would be higher) and will have an impact on the existing residential and commercial properties. The applicant has taken this into account to a degree and is prepared to erect a 3 m high boundary wall around the site boundaries to protect the privacy and security of the adjacent buildings and land. Whilst the plans submitted with the application are illustrative only I do have some slight concerns that I have asked to be resolved prior to the committee meeting. The existing plans create a light well to an existing bathroom window in 45a Wood Street. This would extend across the window up to the apex of the roof. Whilst this would retain the ability to open the window it would result in a loss of light entering the room and revisions have been requested that set the elevation back behind that particular window. The original plans show an access from flat 5 onto the flat roofed extension. I consider that this would result in overlooking of properties fronting onto Staplegrove Road and the agent has been asked to replace the flat roof with a shallow pitch to avoid this happening in the future. The site is situated in a town centre location where car parking is not considered essential. Nevertheless the agent has indicated that 14 car parking spaces would be provided in a rear courtyard accessed from Wood Street. Amended Plans have been received to reduce the parking to 10 spaces and to indicate the provision of a minimum of 24 cycle parking spaces within the site. Proposal considered acceptable.

RECOMMENDATION

Subject to the receipt of no further letters of objection 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, reserved matters, materials including mortar, gutters down-pipes etc, maximum 24 residential units, 4 commercial units fronting Staplegrove Road, details of all boundary walls including a 3 m high boundary wall, details for the disposal of surface water, development brief, two storey only, materials for the courtyard, parking spaces and access, building shall not be demolished before a contract for the redevelopment has been let, plans showing the parking area, plans for the provision of a minimum of 24 cycle storage spaces (one per unit), no first or second floor windows on the western or eastern elevations of the buildings, contamination assessment, noise and vibrations must comply with building regulations standards, site levels, external lighting, details of a flood protection system, method statement and schedule of responsibility for flood prevention measures, Storage of fuels and chemicals, oil storage, no discharge of contaminated trade waste or effluent, submission of a desk study for ground contamination and if necessary a risk assessment, conceptual model and method statement to deal with any remediation.

REASON(S) FOR RECOMMENDATION:- The proposal would be located within the central area of Taunton where residential and commercial developments is acceptable. The proposed scheme is considered to be in accordance with Taunton Deane Local Plan Policies S1, S2, H1, C4, M4, EN14, EN28 and T12.

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: