

38/2005/426

MRS M VINE & MR M GIBBONS

**ERECTION OF 8 NO. 1 BEDROOM FLATS WITH DEMOLITION OF 3 GARAGES,
LAND TO REAR OF 51 - 53 CHEDDON ROAD, TAUNTON**

22396/22923

FULL PERMISSION

PROPOSAL

The proposal entails the construction of a 2 and 3 storey building incorporating 8 No. 1 bedroom flats on land forming part of the curtilage of, and to the rear of, Nos. 51 and 53 Cheddon Road. 3 No. garages would be demolished, and no on-site parking facilities are proposed. The proposed building is almost identical to that granted permission in April this year, reference 38/2005/055. That particular proposal however related to the provision of one dwelling, two flats and three garages.

This section of Cheddon Road comprises mainly 3 storey town houses, whilst Portman Street is largely comprised of 2 storey terraces.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no response received at the time of agenda setting. WESSEX WATER recommends notes.

DRAINAGE OFFICER no observations.

24 LETTERS OF OBJECTION have been received raising the following issues:- the proposal would result in extra noise and disruption for the existing residents, particularly during the building process; existing parking problems would be severely exacerbated; there are more than enough flats/bedsits in this area already; the sort of people you have in flats are of concern and the population mix would be unbalanced; loss of privacy would result together with increased noise; one of the few remaining open spaces in the area would be lost; a 3 storey development would be oppressive and out of character; service and utility vehicles will find it more difficult to operate in the area; the proposal constitutes overdevelopment; and the lane between Belgrave Place and Portman Street would be less safe

POLICY CONTEXT

Policies S1 and S2 of the Taunton Deane Local Plan seek to safeguard, inter alia, road safety, and visual and residential amenity. Policy H2 accepts housing development within settlement limits provided, inter alia, existing and proposed dwellings will enjoy adequate privacy and sunlight. Policy C4 seeks open space on sites of six or more dwellings, but where this is not feasible, a financial construction should be secured by a planning obligation. Policy M4 relates to parking for residential developments, and it advises: "The Borough Council will not permit more than an average of 1.5 car parking spaces per dwelling on any residential development. A significant reduction in this

average will be expected for elderly persons, student and single persons accommodation, and for residential proposals involving the conversion of buildings where off-road parking may be difficult to achieve. Car free residential developments will be sought in appropriate locations such as within or adjoining Taunton and Wellington town centres."

ASSESSMENT

In purely land use planning terms the proposed development is clearly acceptable, and in design terms, the building has already been permitted under reference 38/2005/055. The outstanding contentious planning issue concerns that of car parking and whilst existing garages would be displaced by the development, and whilst 3 No. garages formed point of the previous permission it would nevertheless be considered unreasonable to resist the proposal on parking grounds. Firstly, Policy M4 seeks to promote sustainable travel by restricting on-site parking, even so far as advising, "car free residential developments will be sought in appropriate locations, such as within or adjoining Taunton and Wellington town centres". Secondly the principle for this type of development on a similar site has already been established. Planning permission 38/203/650, relating to the erection of a new building for use as a unit of multiple occupation (6 bedroom) at 14 Greenway Road, was refused on 6th February, 2004 for the reason that the building would result in an over intensive use of the site and it would give rise to undue nuisance and disturbance. The proposal did not incorporate on site parking facilities and also resulted in loss of existing on-site parking. On appeal the Inspector granted permission, and advised inter alia, "The issue of a lack of parking has also been cited by local residents, but the essence of provision and the proposal for cycle storage facilities would be fully in accordance with the policies for sustainable development, including Policy M3a, in the Revised Deposit Plan". The application was then superceded by application 38/2005/016, relating to the erection of an identical building, but this time relating to use as 2 No. 2 bedroomed dwellings. This was granted in April 2005, and again no on-site parking facilities were proposed.

Having regard to the above, it is considered that the current proposal is acceptable.

RECOMMENDATION

Subject to the completion of a Section 106 agreement relating to financial contribution towards open space provision, the Development Control Manager in consultation with the Chair/Vice be authorised to determine and permission be GRANTED subject to conditions of time, materials, hard landscaping, boundary treatment, obscure glazing of certain windows, foul and surface water drainage details, windows to be recessed, cycle parking and bin storage.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect visual or residential amenity, or road safety and therefore does not conflict with Taunton Deane Local Plan Policies S1, S2, H1 and M4.

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

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NOTES: