

38/2006/129

GREATWORTH PROPERTIES PLC

DEMOLITION OF DWELLING AND ERECTION OF 18 SELF-CONTAINED FLATS WITH ANCILLARY PARKING, 40 BINDON ROAD, TAUNTON

321527/125744

FULL

PROPOSAL

The proposal seeks to demolish an existing detached dwelling located in a large plot and to replace it with a block of 18 flats with ancillary parking of one space per unit. The flats include 12 two bed units and 6 one bed. The development is of similar scale to the adjacent terraced development but with rooms set into the roof to provide a third floor. The site is located close to shops and on a bus route and 18 parking spaces for the individual flats are proposed.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY comments awaited. COUNTY ARCHAEOLOGIST no objections on archaeological grounds. ENVIRONMENT AGENCY initially raised objection in relation to access flooding ,however this objection has been withdrawn and the Agency now accepts the scope and content of the Flood Risk Assessment report and recommend conditions re floor levels and drainage works. WESSEX WATER the development is in a sewered area with foul and surface water sewers available. The developer proposes to dispose of surface water to soakaways. Points of connection will need to be agreed at detail design stage. There is a combined sewer crossing the site and protection or diversion works may need to be agreed. An informative should be placed on any permission for the protection of Wessex infrastructure crossing the site. POLICE ARCHITECTURAL LIAISON I have studied the drawings that you sent me and have no adverse comment to make. I have also spoken to the developers' agent Mr Forrest, and clarified one point. He confirmed that the main entrance gates are to be electrically operated. I have agreed to send him details of the Secured by Design Award Scheme for his consideration.

LANDSCAPE OFFICER there are no significant amenity trees on site, however the proposed landscaping for the front of the site is poor. Significant trees and hedges should be planted to soften the impact of the proposals and provide a suitable setting. DRAINAGE OFFICER I note surface water is to be discharged to soakaways. These should be constructed in accordance with Building Research Digest 365 (Sept 1991) and made a condition of approval. I note the comments made in the Flood Risk Assessment Report regarding flood risk and await any comments by the Environment Agency. In Section 10: Hydraulics of drains on the site it is noted that additional impermeable areas generated by the proposal is to be dealt with by the SUDS technique of permeable pavement design. This should be made a condition of any approval given all details forwarded for approval.

10 LETTERS OF OBJECTION AND A PETITION FROM 21 PROPERTIES have been received raising the following issues:- development excessive and not in keeping; parking problems and congestion in area; no visitor parking, will exacerbate hazard on busy road; turning traffic will be against the flow; due to road layout at Silk Mills traffic has increased in Bindon Road; retail car parks already overflow into the road; parking restrictions should be imposed on one side of the road; danger for children; access visibility will be impaired by parked cars; parking should be at rear; loss of value; height of development should be two storey; overlooking with loss of trees; trees at rear should be maintained at reasonable height; shame to demolish lovely house; 2 houses or a terrace more in keeping; loss of light, privacy and view; noise from new residents; noise and pollution from cars; adequacy of fire exits; badgers in area and wildlife impact; concern over hygiene and amenity impact with bin storage; impact on underground services; development out of proportion and not in character with the area; site too small to accommodate a development of this size in keeping; current approval should be the preferred option; the traffic report submitted makes claims that are not substantiated by data or traffic surveys; the level of parking of 1 space per unit is inadequate; the building is out of keeping and with surrounding properties and is in breach of the Local Plan; landscaping issues have not been properly addressed; the development will obstruct essential services to No. 42 and may breach access rights held for more than 100 years.

POLICY CONTEXT

RPG10 – Regional Planning Guidance for the South West, Policy HO5 – Previously Developed Land and Buildings.

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 – Sustainable Development, STR4 – Development in Towns, POLICY 33 – Provision for Housing, POLICY 49 – Transport Requirements of New Developments.

Taunton Deane Local Plan Policies S1 – General Requirements, S2 – Design, H2 – Housing within Classified Settlements, C4 – Open Space Requirements, M4 – Residential Parking Requirements, EN28 – Development and Flood Risk.

ASSESSMENT

The main considerations with the proposal are the design and scale of the building in relation to the area, the amenity impact on neighbours, highway safety and access issues including flooding and landscaping.

The proposed development is designed to take the appearance of a terrace of properties from the front and is less than 0.5 m higher than the adjacent terrace of houses. The second floor accommodation is set into the roof space with gabled dormer windows to the front and rear. A rear landscaped courtyard is provided between the two wings which project 12 m beyond the main rear facade. There is a 10 m garden retained at the rear and while the developer initially proposed removal

of the conifer hedge, this is to be retained as was conditioned on the previous permission on the site for two dwellings. There is a mixture of bungalows, terraced properties and linked dwellings within the area and the form of the development is not considered so out of character to warrant refusal of the scheme. The building has been designed with three floors of accommodation with the upper floor in the roof and while this is different from surrounding properties it is not significantly higher. Clearly the building is bulkier than individual surrounding dwellings, however this is a large plot not in a conservation area and the design is considered to be an acceptable one.

The built form lines up with the building line of the adjacent terrace and while the development projects 12 m to the rear this is not considered to be to the detriment of the amenity or privacy of adjacent dwellings. The small side windows to the east and west elevations are secondary windows or bathroom windows and are to be obscure glazed while the second floor windows at the rear are also to be obscure glazed.

The Highway Authority has commented verbally and their formal response is currently awaited. However they have raised no objection in terms of parking and visibility provision and the proposal is considered to be acceptable in terms of highway safety. Parking is provided on the basis of one space per unit and in light of the Local Plan policy M4 this is considered acceptable.

The Environment Agency are satisfied with the Flood Risk Assessment submitted and are now recommending conditions be imposed on any permission. These conditions concerning drainage and floor levels are considered appropriate.

Issues have also been raised concerning a number of services such as the sewer, water and electric which pass through the site. It will be the responsibility of the developer in conjunction with the relative utility companies to ensure these services are maintained. The issue of wildlife impact has been raised and a survey is considered an appropriate condition in this instance. The existence of a covenant for a right of access is a civil matter and is one that is to be brought to the developer's attention.

In summary the design is considered acceptable and not to significantly adversely affect neighbours, the access and parking are satisfactory and comply with policy as is the drainage situation and subject to appropriate conditions there are no other material considerations to warrant objection to the proposal and the application is recommended for approval.

RECOMMENDATION

Subject to a Section 106 for the provision of off site play and recreation facilities 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, sample panel, landscaping, retention of conifers, window design, window recess, cycle and bin storage, surface treatment of parking area, visibility, floor level, drainage works, no additional windows, obscure glazing, meter boxes, combined aerial, wildlife survey. Notes re disabled access, energy, meter boxes, water conservation, works within highway, Wessex Water connection and protection.

REASON(S) FOR RECOMMENDATION:- The proposed development is considered acceptable and not to conflict with Taunton Deane Local Plan Policies S1, S2, H2, M4, C4 and EN28.

Should the Section 106 not be completed by 20th June, 2006 the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be REFUSED as contrary to Taunton Deane Local Plan Policy C4 or an additional condition be added requiring that the applicant to enter into a S106 Agreement prior to the commencement of the development.

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: