

38/2006/599

COUNTRYSIDE CONSTRUCTION LTD

ERECTION OF BUILDING COMPRISING FOUR FLATS, FORMATION OF PARKING AND RETENTION OF BOUNDARY FENCE AT 87 STAPLEGROVE ROAD, TAUNTON

322040/125167

FULL

PROPOSAL

The proposal is to erect a two storey building divided into 4 flats to the rear of the listed building at 87 Staplegrove Road. Two previous schemes for a block of five flats and another for three town houses was previously refused and dismissed on appeal. The roof pitch of the new building is steep to reflect the Coach House and is a more traditional design set into the garden to limit its impact. A parking space for each of the new flats is provided.

CONSULTATIONS AND REPRESENTATIONS

WESSEX WATER the development is located in a sewered area with foul and surface water sewers. There may be a sewer crossing the site that by virtue of its age is deemed a public sewer. An easement and works within 3 m would normally not be allowed. The developer has proposed disposal of surface water to soakaways. Points of connection onto Wessex systems would need to be agreed at detailed design stage.

LANDSCAPE OFFICER there are no landscape proposals for the site. Given the Inspector's concern for the Horse Chestnut and other landscape issue I think it important to give more consideration to setting of the proposed building. In particular the car parking arrangement around the apple tree would not meet the requirements of BS5837. The advice is no construction should be undertaken within the canopy spread of the tree. CONSERVATION OFFICER considered acceptable subject to condition for sample of wall/roofing material.

4 LETTERS OF OBJECTION have been received raising the following issues:- car parking is inadequate and potential for more vehicles on the site than spaces available; it would constitute overcrowding and would be over dominant in proportion to the main site and Coach House; the steep roof pitch would be higher than the Coach House; full height windows would cause overlooking and loss of privacy to neighbours; building would be too tall and visible from Weirfield Green and Staplegrove Road; conservation boundary not shown and wall to parking area within boundary; no protection to neighbouring gardens from excavation and heavy lorries could harm tree roots; parking would impact on garden and problem of vehicle storage; a single storey would be more appropriate; landscaping not mentioned and concern over soil excavation on drainage.

POLICY CONTEXT

RPG10 – Regional Planning Guidance for the South West EN3 – The Historic Environment

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 – Sustainable Development, STR4 – Development in Towns, Policy 9 – The Built Historic Environment.

Taunton Deane Local Plan Policies S1 – General Requirements, S2 – Design, H2 – Housing in Settlements, EN5 – Protected Species, EN6 – Protection of Trees, EN8 – Trees in and Around Settlements, EN14 – Conservation Areas, EN16 – Setting of Listed Buildings .

ASSESSMENT

The main consideration with the proposal is the impact on the character of the area and the setting of the listed building. The site consists of part of a rear garden area to a listed building which lies within the conservation area, although the rear of the site does not. A two storey building of 4 flats of a traditional design is now proposed.

The Planning Inspector in his decision letter agreed that some form of development at the rear of this site might be feasible. The issue here is whether the current scheme satisfactorily addresses the impact on the setting of the Listed Building and the character of the conservation area in light of the Authority's duty to preserve and enhance the character of the conservation area and not to detrimentally affect the setting of a Listed Building.

Some of the neighbours still consider the proposal would adversely affect the character of the area and their properties. The building is set 8 m off the rear boundary with properties in Weirfield Green and this was considered an acceptable impact on the amenities of the neighbours in relation to the appeal proposal and is considered acceptable in terms of the current scheme. The parking area is proposed to the front of the building and the hardsurfacing area does not encroach closer to the listed building which was a concern of the appeal proposals. The level of parking provision in such close proximity to the town centre is considered acceptable here. Conditions to limit the extent of parking and hardsurfacing are considered necessary to safeguard the setting of the listed building.

The new building is 7 m to the ridge and this is approximately 400 mm higher than the adjacent Coach House. While this reflects the scale of the main listed building it is set 28 m away from the rear of this building. The Conservation Officer considers the scale of the building to be an acceptable one in terms of the setting of the listed building and the character of the adjacent conservation area. A landscaping scheme to enhance the setting of the building will be required. The boundary trellis type fence set within the side wall around the side of the listed building and a more solid fence to screen the bin store is considered appropriate.

In summary the proposal is considered to respect neighbouring amenity, to respect the character of the adjacent conservation area and not detract from the setting of

the listed building. Adequate parking is provided within the site and the proposal is considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, landscaping, willow protection, gate height limiter, parking, bike store, bin storage, turning area, no additional hardstanding, means of preventing parking beyond designated area, timber windows and doors, windows recessed, obscure glazing to first floor side elevations and tree protection. Note re Wessex Water infrastructure and landscaping.

REASON(S) FOR RECOMMENDATION:- The proposed development is considered to comply with Taunton Deane Local Plan policies S1, S2, H2 and EN16 and material considerations do not indicate otherwise.

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: