

42/2004/019

SOMERSET REDSTONE TRUST

**ERECTION OF 10 DWELLINGS FOR THE ELDERLY AND DISABLED (IN LIEU OF THE 12 DWELLINGS APPROVED UNDER PLANNING PERMISSION NO. 42/1999/010) WITHIN THE WALLED GARDEN AT GACHELL HOUSE, HONITON ROAD, TRULL.**

21187/22084

FULL PERMISSION

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## **PROPOSAL**

Gatchell House lies to the south of Taunton on the Honiton Road, just north of Staplehay. The entire site lies within the Trull Conservation Area and the trees along the road frontage are covered by a Tree Preservation Order. The site comprises Gatchell House, which is currently used as offices by the applicants, together with the adjacent former squash and fitness club, which comprises a mix of traditional and modern utilitarian buildings. Forward of the squash and fitness club buildings is a parking area and two outdoor tennis courts. To the rear lies a walled garden with arrangement of outbuildings along the northern boundary wall. The site lies within the settlement limits of Taunton. Permission was granted in January 2001 for extension of the Health Club Facilities and erection of 12 elderly persons dwelling within the walled gardens. This permission has not been implemented. In January 2004 permission was granted for the demolition of the Health and Fitness Club and its replacement with 28 dwellings for the elderly with associated support facilities. The current applicant seeks to replace the twelve dwellings previously proposed within the walled garden with ten dwellings of a design more compatible with the new buildings approved elsewhere on the site.

## **CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAYS AUTHORITY none received. COUNTY ARCHAEOLOGY AUTHORITY no objections. WESSEX WATER The development is located within a foul sewered area. It will be necessary for the developer to agree a point of connection onto the system for the satisfactory disposal of foul flows generated by the proposal. This can be agreed at the detailed design stage. The developer has proposed to dispose of surface water to soakaways. It is advised that your Council should be satisfied with any arrangement for the satisfactory disposal of surface water from the proposal. With respect to water supply, there are water mains within the vicinity of the proposal. Again, connection can be agreed at the design stage. It is recommended that the developer should agree with Wessex Water, prior to the commencement of any works on site, a connection onto Wessex Water infrastructure. ENGLISH HERITAGE - do not wish to make any representations on this occasion. FIRE OFFICER - Access for Fire Appliances - 1.1 Confirmation is required that the proposals meet the requirements of B5 17.2 in that there is access for pumping appliance to 15% of the perimeter or within 45m of the projected plan area. 1.2 Confirmation is required that the vehicle access routes meet the requirements listed in B5 Table 21 and diagram 50. Water Supplies 2.1 Further information is required on the type and location of fire hydrants within the development. Previous Planning Applications 3.1 On checking our premises file I can

find no information on the previous grant of planning permission for 12 dwellings within the walled garden (42/199/010), I have found reference to this in a 2002 version of BBA Architects submission, but I have no record of the Fire Service commenting on the suitability of fire appliance access to this area of the site. I do have subsequent planning submissions that refer to this area as an existing walled garden. Can you confirm the current situation as to what planning permissions have been granted on this site? 3.2 I have reservations about the provision of fire appliance and fire fighting equipment (ladders) access to the wall garden area, the submission indicates that access to this area will be via two entrance ways but the supporting information does not specify the nature and size of the openings. I am concerned that the height of the walls will prevent speedy hose and ladder access to these premises in the event of fire.

LANDSCAPE OFFICER subject to detailed proposals the scheme should be acceptable within the setting of the walled garden. CONSERVATION OFFICER the most obvious differences between this scheme and the previously approved is the height of the buildings and overall design. The existing approved scheme is essentially single storey and simple in scale and detailing thus sitting well with the modest/utilitarian nature of the walled garden. The proposed scheme of 2 storey development, clearly has a very different impact on the walled garden and this needs to be reduced by dropping the ridge line below that of the approved development to the east. This will of course necessitate reordering to the planned accommodation to facilitate reduction of the width of the blocks. Generally, the L plan layout is better than the approved scheme, as a more open area within the walled garden is achieved and is more meaningful in this context. It is to be regretted that the chimneys are false and not functional. If planning permission is granted, please include conditions covering the flooring:- 1 sample panel of brickwork to be erected on site for approval. 2 finished treatment/colour for all external timberwork to be approved. 3. specific details of all windows and doors to be agreed. 4. means of venting roofs to be agreed. 5. means of venting enclosed baths/wcs and terminals for these to be agreed.

PARISH COUNCIL supports the application.

2 LETTERS OF OBJECTION received objecting on the following grounds: increase from 12 to 18 bedrooms; taller than previously proposed and damage further the site which is in a Conservation Area; overdevelopment of the site; development of the site is purely to satisfy the financial gains of the Trust.

## **POLICY CONTEXT**

Taunton Deane Local Plan Revised Deposit Policy H1 Housing development will be permitted within defined limits of settlements, provided that: (A) there is safe and convenient access by bus, cycle or on foot to facilities and employment. In the case of proposals of a significant scale, non-car bus or walking access to a town centre or rural centre will be required, taking account of any off-site works proposed in accordance with criteria (B); (B) necessary provision is made for off-site public transport, cycling and pedestrian facilities and highway improvements to cater safely for the expected number of trips generated by the development and minimise the proportion of car trips; (C) traffic calming, pedestrian, cycle and bus measures are incorporated where necessary

to give priority to safe and convenient access and circulation by means other than the car; (D) outside the Taunton Central Area, sufficient car parking is provided for the likely number of residents in convenient, visible locations; (E) the layout allows people provision is made for the needs of residents and visitors with impaired mobility or disabilities a disability safe and convenient access and movement to and between dwellings by careful positioning of potential obstructions, ramps, dropped kerbs, textured surfaces and reserved car parking and appropriate house types; (F) the proposal does not create or exacerbate ribbon development; (G) the character and amenity of existing residential areas will not be eroded by unacceptable increases in density small scale schemes in existing residential areas will increase the development density of these areas without individually or cumulatively eroding their character or residential amenity; (H) a coherent approach to the overall design is adopted, including layout, landscaping, building designs, materials, open spaces and circulation routes, to avoid a bland uniformity of design layout and house type and relate well to adjacent development create locally distinctive developments well related to their surroundings; and (I) existing and proposed dwellings will enjoy adequate privacy and sunlight. Taunton Deane Local Plan Revised Deposit Policy EN15 - Development within or affecting a Conservation Area will only be permitted where it would preserve or enhance the appearance or character of the Conservation Area.

## **ASSESSMENT**

The principle of residential development in the walled garden has been established by the earlier permission. The key issue here therefore is the impact of the proposal upon the character of the walled garden, the impact upon views of the Conservation Area and the impact upon the historic fabric of the wall. The submitted scheme has limited impact upon the fabric of the wall and the layout of buildings respects the character of the space. However, the previous scheme was single storey in height. Whilst it is not considered essential that any scheme be restricted to one storey only, it is located on rising ground when viewed from the north resulting in the buildings appearing taller than those proposed elsewhere on the site. The Conservation Officer's suggestion that the height be reduced has been forwarded to the applicant and revised proposals reducing the ridge height are awaited, as is a response to the Fire Officers concerns.

## **RECOMMENDATION**

Subject to revised drawings reducing height of building and satisfactory resolution of concerns raised by the Fire Officer the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, materials, rain water goods, mortar, landscaping, hard landscaping, site levels, access works. Notes re: CDM Regs, Wessex Water, Fire Safety, compliance, construction noise.

REASON(S) FOR RECOMMENDATION: The proposal respects the character and appearance of Gatchell House and its walled garden and will not have any adverse impact on the surrounding area. The proposal therefore accords with Policies EN15 and H1 of the Taunton Deane Local Plan Revised Deposit.

**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: