

43/2004/042

MAGNA HOUSING GROUP

ERECTION OF 4 NO. ONE BEDROOMED HOUSES, LAND BETWEEN 43 AND 45 HOWARD ROAD AND ASSOCIATED PARKING (8 SPACES) FOR NEW AND EXISTING HOUSES ON OPEN SPACE AREA ADJACENT TO HOWARD ROAD, WELLINGTON AS AMENDED BY

13834/21134

FULL PERMISSION

PROPOSAL

The proposal provides for the erection of 4 one-bedroom houses with associated parking for the proposed and existing houses. The land for the proposed dwellings is unused former allotment garden area within the existing urban area. The proposed parking area is on the edge of the existing green open space area on Howard Road. The 8 proposed parking spaces envisages 4 spaces for the bungalows and a further 4 spaces to provide additional parking facilities to aid parking congestion for existing residents, although the spaces will not be dedicated to specific properties. The houses will be access by way of a footpath, with no off road parking within the individual curtilages. The materials for the proposed houses are to be rendered walls with stained timber windows and a double roman tiled roof.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY whilst there are no objections in principle to the proposal, there are concerns with regard to the forward visibility on the end of Howard Road adjacent to the end parking bay. In the event of planning permission being granted, recommend that conditions be imposed visibility at the end of Howard Road and parking, together with a note requiring the applicant to contact the Highway Service Manager. COUNTY ARCHAEOLOGIST there are limited or no archaeological implications to this proposal and therefore have no objections on archaeological grounds. WESSEX WATER it will be necessary for the developer to agree a point of connection onto the combined sewer for the satisfactory disposal of foul flows generated by the proposal and for connection to the water mains.

LANDSCAPE OFFICER subject to some modification of the landscape proposals of the car parking area to allow access to the open space and avoid overhanging it should be possible to integrate the proposals into the local landscape; the silver birch tree is a nice tree but not of sufficient amenity to warrant a Tree Preservation Order. It should be possible to accommodate the tree given sufficient sensitivity by the developer. HOUSING OFFICER fully supports this application which will provide much needed one bedroom accommodation. LEISURE DEVELOPMENT MANAGER together with application 43/2004/041 would ask that seek to achieve the maximum contribution for leisure in view of the loss of public open space arising from the application. In the Greenspace Strategy, the north east section of Wellington has been found to be lacking in both play and young people's play opportunities. This is an opportunity to make the community more self sufficient and would be undertaken with the local community.

Would ask that £806 per dwelling (making a total of £3,224) be requested for sports provision. This sum is in addition to the monies requested in respect of application no 43/2004/041.

TOWN COUNCIL in favour.

FIVE LETTERS OF OBJECTION access is over ground that has been known to be unsafe for at least 30 years, there is a sewer going underneath it and with anything heavier than a wheelbarrow it will sink, the tarmac is only a top dressing over the drains; adjacent occupier has rights to maintain the land; silver birch tree planted in plot in memory of objector's mother, which will need to be felled; area has enough problem residents without putting in hostels; wood clad buildings will be burnt down within a short period of time, which will cause a fire hazard to those either side; site would be much better as a communal area as it is safe and undisturbed; should not have view from living room obscured by parked cars; the green is meant for children to play on; already have view of portakabin across the Green; not safe to build houses without the possibility of access for fire engines and ambulances; water pressure is bad in the area and proposal is bound to cause drop in pressure; would be a better idea to build houses on Longforth Farm, with or without the proposed bypass, as this proposal will not make a dent in the lack of housing in Wellington; no provision for street lighting and the area is very dark at night; if there is no vehicular access to the building site, question how the footings are to be dug and how building materials will be unloaded and moved onto site; at 15m too close to adjacent properties; will exacerbate drainage problems already experienced; danger to children from building site; lack of privacy; noise; loss of light; the fact that these properties are one bedroom means that the people put there are likely to be single males, creating and attracting anti-social behaviour by having groups of friends playing loud music and the ever increasing drug problem; more stress related problems from the proposed houses; site too small for 4 houses; houses will be too close to existing properties; single people should not be put amongst families;

ONE LETTER RAISING NO OBJECTION provided the houses are fenced off.

POLICY CONTEXT

Policy STR1 of the County Structure Plan contains criteria for sustainable development, including ones that (a) development should develop a pattern of land use and transport which minimises the length of journeys and the need to travel and maximises the potential for the use of public transport, cycling and walking; and (b) give priority to the continued use of previously developed land and buildings. Policy WD/HO/3 of the West Deane Local Plan states that within the identified limits of settlements the development of new housing will normally be permitted provided that certain criteria are met. Policy S1 of the Taunton Deane Local Plan Revised Deposit includes general requirements for new developments. Policy S2 of the same plan provides guidelines for the design of new developments. Policy H1 states that housing development will be permitted within defined limits of settlements provided certain criteria are met. It is considered that these criteria are met with the current proposal.

ASSESSMENT

The site is under used land within the urban area. Although vehicular access is not proposed to the site itself, parking provision is made on the opposite side of Howard Road on part of the Green area. A contribution towards the improvement of leisure facilities in the area is sought by way of compensation for the loss of part of the public open space area. The proposed dwellings are to be brick clad. The site is considered to be large enough to accommodate the four dwellings as proposed and the distances and relationships with the adjoining residential properties are considered to be acceptable. The Landscape Officer does not consider that the silver birch tree on the site is of sufficient merit to justify a Tree Preservation Order. Neither Wessex Water nor the County Highway Authority raise any objection to the proposal. Many of the other issues raised by the letters of objection are not planning issues.

RECOMMENDATION

Subject to the applicants entering into a Section 106 Agreement or submitting a Unilateral Undertaking to provide a contribution of £806 per dwelling towards improvements to leisure facilities in the area in view of the loss of public open space arising from the planning application, the Chief Planning Officer be authorised to determine the application in consultation with the Chairman and if permission is GRANTED be subject to conditions of materials, landscaping, provision of boundary fences, parking areas to be only used for the parking of vehicles, visibility, meter boxes and no further windows on the first floor of the south west elevations. Notes regarding contacting the Highway Service Manager, disabled access, energy/water conservation, meter boxes, compliance, soakaways, CDM Regulations, Section 106 Agreement and seek to retain the silver birch tree on the site.

REASON(S) FOR RECOMMENDATION:- The site is within the urban area and the proposed dwelling will not have any adverse material impact on neighbouring properties or the street scene and is therefore in compliance with Taunton Deane Local Plan Revised Deposit Policies S1 and S2.

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: