

43/2006/165

MR & MRS EDHOUSE

ERECTION OF A PAIR OF DWELLINGS TO REAR OF 52 HIGH STREET, WELLINGTON AS AMENDED BY AGENTS LETTER DATED 2ND APRIL, 2007 AND ACCOMPANYING PLANS NOS. 1337/07/6 AND 1337/07/7

314085/120738

FULL

PROPOSAL

This is a full application seeking permission for two dwellings on land currently forming part of the curtilage and garden of 52 High Street. The plot measures approximately 19 m x 9.5 m. The dwellings are 7.5 m high with rooflights on the North East elevation. Materials proposed are render and slate.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection in principle, located in centre of Wellington close to existing facilities, services and car parking; only concern is how properties are serviced, on balance no highway objection; condition cycle provision. COUNTY ARCHAEOLOGY limited or no archaeological implications; no objection. WESSEX WATER connection to foul sewer and water mains to be agreed at detailed design stage; details of surface water drainage should be agreed; three metre easement.

CONSERVATION OFFICER (on amended scheme) no objection in principle to development here. As noted previously, application to build houses here will not have much impact upon the setting of the listed building, or upon the character and appearance of the conservation area. Concern regarding impact to neighbour is an issue between the two landowners to resolve under the Party Wall Act as agreement will be necessary in order for development to take place within 6 metres. First scheme was perhaps most aesthetically satisfactory. DRAINAGE OFFICER no observations.

TOWN COUNCIL objects, over development on a small development on small site in the conservation area.

SEVEN LETTERS OF OBJECTION have been received raising the following issues:- access to building plot too narrow and not suitable for building materials, and will increase number of users; access would be a fire risk; service connections can only come from the existing narrow pathway, would not give permission to dig-up; overcrowded; undermine character and balance of conservation area; overlooking; no parking; more pressure and parking problems; no safe or legitimate right to park and load/offload on the new Somerfield store road, problem for deliveries; no vehicular access; private Lane to side has no record on land registry for rights over it for 52; adjacent house has a overhanging roof of nearly 1 m which would be immediately above proposed dwelling; this is a severe fire risk; window on

gable would be used to mount rescue, new dwelling would prevent this; separation between dwellings inadequate (approved document B – fire safety); substantial amounts of unsuitable material would have to be removed to enable foundations; risk to established dwelling, would expect cracks and other signs of distress; security risk due to increase pedestrian usage; loss of green space/habitat; frogs, toads, newts, birds found around our garden; impact on/loss of wildlife; no highway frontage and no place where householders can legitimately deposit rubbish; no access for maintenance of gable wall; problems with 'flash' run-off due to loss of 'green; undeveloped space; changes to ground water drainage will impact on structure of my dwelling; problems for main drainage system from additional use; applicant cannot achieve required standards for Disability Discrimination Act; noise and light excessive in a small area.

POLICY CONTEXT

The site lies within the defined settlement limits where there is a presumption in favour of new residential development subject to meeting the criteria set out in Policy H2 of the Taunton Deane Local Plan, including that small scale scheme will not erode the character or residential amenity of the area. The criteria of Policy S1 of the Taunton Deane Local Plan also apply in respect of traffic, accessibility, wildlife protection, character of area, pollution, health and safety. Policy S2 requires good design appropriate to the area.

ASSESSMENT

The site lies within the settlement limits of Wellington where the principle of development is considered acceptable. The proposal is considered to be in keeping, and in scale with the existing properties within the area, and is not considered to harm the character and appearance of the conservation area.

The amended plans have allowed for the proposed dwellings to be moved further away from the boundary of the neighbouring property, from 1 m to 1.7 m. Concerns raised regarding fire safety, foundations, proximity to neighbouring properties, are issues that will be addressed by Building Regulations and the Party Wall Act.

There are no objections on highway grounds due to the sites location within the centre of Wellington.

The use of the shared access into the site is a civil matter. The dwellings will no longer use the entire access as amended plans have indicated a new access through the garden of 52 High Street.

Wessex Water has raised no objection to the application and the developer will need to agree points of connection. A condition will be attached to this approval to provide details of surface water disposal.

The windows on the south west elevation, facing the gable of the neighbouring property, will be conditioned with obscure glazing. The other windows serving the new dwellings are not considered to cause any detrimental overlooking.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, boundaries, cycle storage, disposal of surface water, waste refuse storage, obscure glazing to first floor SW elevation, no further extensions or outbuildings, wildlife survey. Notes compliance, building over sewer, connection to Wessex Water, 3 m easement, DDA

REASON(S) FOR RECOMMENDATION:- The proposal is considered not to harm the visual or residential amenity nor harm the character and appearance of the conservation area and accords with Taunton Deane Local Plan Policies S1, S2, H2, EN14 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: