

38/2004/267

SUMMERFIELD DEVELOPMENTS (SW) LTD

**ERECTION OF TWO THREE STOREY BUILDINGS ACCOMMODATING 11 FLATS
ON LAND OFF EASTLEIGH ROAD, TAUNTON**

23767/24540

FULL PERMISSION

PROPOSAL

The proposal is for the erection of two residential blocks on land at the northern end of Eastleigh Road providing 11 self-contained flats with associated parking and amenity areas. The site is roughly wedge shaped, situated to the rear of the properties on Midford Road and Grays Road. The southern boundary of the site is adjacent to Eastleigh Road, with the neighbouring fish and chip shop (which does not form part of the application) within this wedge. The site is currently used for informal car parking 11 car parking spaces are shown in respect of this development. A proposal for buildings of similar position accommodating 8 flats was granted in October, 2002.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no observations received. COUNTY ARCHAEOLOGIST no observations. WESSEX WATER the development is located within a sewered area, with combined sewers available. The developer has proposed to dispose of surface water to the combined sewer. It will be necessary, if required, for the developer to agree points of connection onto our systems, for the satisfactory disposal of foul flows and surface water flows generated by the proposal. The connection point can be agreed at the detailed design stage. 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 point of connection onto Wessex systems. POLICE ARCHITECTURAL LIAISON OFFICER my concerns are simply that the entrance doors are not overlooked by any other properties, i.e. natural surveillance. I accept that there will be some surveillance from other residents of the proposed new build, but this will be limited. I am not suggesting that a CCTV system should be installed. Ideally, I would recommend that entrance doors are positioned so that they are overlooked by the living rooms' of neighbouring properties. I would support the intention to install an access control system to each entrance.

ENVIRONMENTAL HEALTH OFFICER no observations. LEISURE DEVELOPMENT OFFICER the proposed development does not make provision for childrens play and activity although it will generate additional needs. I would therefore request a contribution of £806.00 for sports facilities per each of the 1 bed dwellings together with £2,056.00 per each of the 2 bed dwellings for sport and play facilities giving a total of £16,366.00. The sports contribution from each of the 1 bed dwellings to be used at Hamilton Gault Park with the childrens play contribution from each of the 2 bed dwellings being used for improvement to facilities at the local play area.

10 LETTERS OF OBJECTION have been received on the following grounds:- will overshadow existing properties; increased use of lane will increase potential for crime and noise; traffic problems already in area; extra parkign; water pressure will be affected; type of occupant will encourage loud music; overlooking; should not allow changes to approved development; loss of light; design of building not in keeping; bedrooms smaller than prison cells; access inadequate; loss of value to surrounding proerpties; blocks vies of Blackdown Hills.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policy H1Housing development will be permitted within defined limits of settlements, provided that: (A) there is safe and convenient access by or on foot to facilities and employment. In the case of proposals of a significant scale, 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; (E) the layout allows people with impaired mobility or 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; (G) 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 create locally distinctive developments well related to their surroundings; and (I) existing and proposed dwellings will enjoy adequate privacy and sunlight.

ASSESSMENT

This proposal needs to be assessed against the scheme already approved. Parking provision remains at one space per flat. Whilst the extent of three storey development to black A is increased it is not considered that the increase in impact on properties in Grays Road will be materially increased. A condition is proposed which will ensure that no direct overlooking will occur. The architect has been asked to reduce the string courses, but has declined to do so. Notwithstanding this, the design proposed is considered acceptable.

RECOMMENDATION

Subject to the agents response to the Police Architectural Liaison Officer's comments and a S.106 agreement relating to sport and recreation by 3rd September, 2004 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, access treatment, landscaping, walls and fences, parking, completion of development, meter boxes, contamination, combined aerals, cycle store, windows in NW elevation to be fixed and obscured. Notes re Wessex Water, remediation strategy, construction noise, compliance, CDM Regs, disabled access.

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: