

38/2005/016

MR E JOHN BAKER

ERECTION OF 2 NO. 2 BEDROOMED FLATS AT 14 GREENWAY ROAD, TAUNTON.

22527/25833

FULL PERMISSION

PROPOSAL

The proposal comprises the erection of a new building containing 2 No. 2 bedroomed flats. The proposed building would be erected on land to the west of 14 Greenway Road and is currently tarmaced and used for the parking of cars for the existing dwelling. The site is to the north of Greenway Road on land elevated above the highway. 14 Greenway Road is used as a unit of multi-occupation providing 5 bed-sits. No on-site parking provision is proposed.

Planning permission was refused in June 2004, reference 38/2004/172, for an identical application. It was refused on the basis that the loss of existing parking facilities would lead to road safety problems. This decision was effectively superseded however by the decision on appeal which granted permission for use of a similar building on the site as a unit for multiple occupation (6 bedrooms) (38/2003/650). In his statement of November 2004 the Inspector states:- "The issue of a lack of parking has also been cited by local residents, but the absence of provision and the proposal for cycle storage facilities would be fully in accordance with the policies for sustainable development, including Policy M3a, in the Revised Deposit Plan." Planning permission has also recently been refused on 17th December, 2004, for the same building of two flats, reference 38/2004/510, because the proposed on-site parking provision could not be made in a satisfactory manner, and would be likely to create additional hazards to traffic.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the site lies adjacent to the principal road A358 which is designated as a County Route in the Somerset Structure Plan. The proposal is to utilise an existing parking area adjoining No. 14 Greenway Road and to construct two self-contained flats on the site. Whilst there are no highway objections in principle to the proposal parking is at a premium along this well used section of principal road. The removal of the parking space for Nos. 14 together with the absence of any parking for the two flats will exacerbate the problems along this road. Accordingly I am not in favour of the proposal and would recommend that the application be refused for the following reason:- The proposal would result in the loss of vehicle parking facilities and would, therefore, encourage parking on the highway with consequent risk of additional hazards to all other users of the road.

ENVIRONMENTAL HEALTH OFFICER recommends condition relating to the fitting of suitable double glazing.

1 LETTER OF OBJECTION has been received on the grounds that loss of light and privacy would result; disruption would occur during building works, and devaluation of property values would result.

POLICY CONTEXT

Policies S1, S2 and H1 of the Taunton Deane Local Plan seek to safeguard, inter alia, visual and residential amenity, and road safety. Policy M3a seeks to encourage a significant reduction in the average of 1.5 car parking spaces per dwelling on any residential development, and car free developments in appropriate locations, such as within Taunton town centre.

ASSESSMENT

Despite the County Highway Authority recommendation of refusal, it is now clear, following the Inspector's decision in relation to 38/2003/650 (6 bedroomed multiple occupancy), that the current proposal cannot be reasonably resisted on the basis of either loss or lack of on-site parking facilities.

In terms of impact on residential and visual amenity, the proposed building is almost identical to that already approved (38/2003/650) and accordingly cannot be resisted in these terms either.

RECOMMENDATION

Permission be GRANTED subject to conditions of time, materials, cycle racks and refuse storage to be provided.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect visual or residential amenity, or road safety, and therefore does not conflict with Taunton Deane Local Plan Policies S1, S2, M3a or H1 (Revised Deposit numbering).

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:

