

38/2005/055

MRS M VINE & MR M GIBBINS

ERECTION OF DWELLING, TWO FLATS AND THREE GARAGES ON LAND TO REAR OF 51-53 CHEDDON ROAD, TAUNTON AS AMENDED BY AGENTS LETTER DATED 5TH APRIL, 2005 WITH ATTACHED DRAWING NO. 0447701A

22788/25791

FULL PERMISSION

PROPOSAL

The proposal comprises the erection of a 2 storey dwellinghouse with attached 3 storey building comprising 2 No. flats, with 3 No. garages on the ground floor.

The site currently comprises part of the rear curtilages of Nos. 51 and 53 Cheddon Road and this incorporates 3 No. existing garages.

Portman Street comprises largely 2 storey terraces, whilst Cheddon Road, including Nos. 51 and 53, includes many 3 storey terraces.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY The proposal is for three dwellings within the existing curtilage of 51 and 53 Cheddon Road at the rear of the property. At present three garages open into a track which is unadopted highway. As the garages are replaced like for like it may be unreasonable to refuse this application on these grounds. However, I would seek clarity of the turning paths of private motor vehicles entering and exiting the proposed garages. This could be demonstrated by showing the swept path perhaps of vehicles as per the attached template. I would also expect to see sufficient parking facilities within the curtilage of the site. Normally, I would expect to see one secure cycle storage per bedroom provided. With this proposal there are two flats and one new dwelling or with 2 bedrooms provided according to the plans. Therefore, I would expect to see cycle storage for six bicycles. The current access track is of insufficient standard to access a dwelling of this type and I would request the track is upgraded to a fully consolidated surface (not loose stone or gravel). However, this is currently not shown as within the control of the applicant and I would therefore seek clarity on the rights of access to this track. I would also expect the building to be set back approximately 450 mm from the existing highway boundary, doors should also open inwards and windows should be of the sash variety to prevent any obstruction on highway land. I would therefore request that you ask the applicant for revised plans taking the above considerations into account. I would advise you that from a highway point of view there is no objection to this proposal in principle, however, it is essential that the detail is revised in the interests of highway safety. In the event of permission being granted, I would recommend that conditions be imposed. WESSEX WATER recommends note.

1 LETTER OF OBJECTION has been received raising the following issues:- road safety and car parking problems would be exacerbated, and that loss of view would result.

1 LETTER OF SUPPORT has been received which also requests that consideration be given to re-naming the area.

POLICY CONTEXT

Policies S1, S2 and H1 of the Taunton Deane Local Plan seek to safeguard, inter alia, residential and visual amenity, and road safety. Policy M3a advises that no more than an average of 1.5 car parking spaces per dwelling will be allowed on any residential development, and that car free residential developments will be sought in appropriate locations, such as within or adjoining Taunton Town Centre.

ASSESSMENT

The mix of 2 and 3 storey development respects the character of the immediately surrounding area, and it is considered that the design is acceptable. With regard to residential amenity, it is recommended that several windows to the south western elevation be obscure glazed to avoid privacy problems, and given this safeguard, no neighbouring properties would be directly overlooked. In respect of car parking, the local plan seeks to promote sustainable travel by restricting, inter alia, car parking spaces in centre locations. In this particular case, the provision of 3 No. garages would not exceed this requirement.

With regard to the County Highway Authority observations, the agent has submitted amended plans which provide 6 No. bicycle parking spaces, he is looking into re-surfacing the rear access track, although he track is not within the applicants ownership, doors onto Portman Street already open inwards, the amended drawings propose vertical sliding sash windows, and he has clarified that there is a 6 m maneuvering space, in front of the garage doors. Finally, it is considered unreasonable to request the setting back of the building by 0.45 m, as existing buildings cornering Portman Street and Cheddon Road already front the back of pavement.

RECOMMENDATION

Permission be GRANTED subject to time , materials, cycle parking, hard landscaping, boundary treatment, obscure glazing of certain windows, windows, removal of PD rights, drainage details, windows to be recessed, and windows to be sash or opening inwards where fronting Portman Street.

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, H1 and M3a (Revised Deposit numbering).

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356465 MR J GRANT

NOTES:

