

38/2006/274

MR G CLARKE

RETENTION OF TWO FLATS (1 NO. TWO BEDROOM AND 1 NO. THREE BEDROOM) AT 14 GREENWAY ROAD, TAUNTON AS AMENDED BY

322528/125833

RETENTION

PROPOSAL

Planning permission was granted in April 2005, reference 38/2005/016, for the erection of two 2 No. bedroomed flats, on land adjoining 14 Greenway Road whilst the development has almost been completed, however, it has not been completed in accordance with the approved drawings. The major difference is that an additional floor has been incorporated in the roof in order to provide a third bedroom for one of the flats, and this has resulted in the ridge height being raised by some 0.7 m to 8.8 m. 2 No. velux rooflights have also been constructed in the south elevation overlooking the properties on the opposite side of Greenway Road, and 2 No. velux rooflights have been constructed in the northern elevation overlooking the properties in Gladstone Road. None of the velux lights are above eye level.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objections. Recommends condition

5 LETTERS OF OBJECTION have been received raising the following issues:- the building is higher than neighbouring properties; the velux lights result in direct overlooking; the porches shown on the plans have not yet been erected; parking problems would be generated; and cycle racks have not yet been constructed.

POLICY CONTEXT

Policies S1, S2 and H2 of the Taunton Deane Local Plan seek to safeguard, inter alia, visual and residential amenity, and road safety. Policy M4 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 or adjoining Taunton Town Centre.

ASSESSMENT

It is not considered that the modest increase in ridge height proves a problem in visual terms, parking is not at issue because the principle for no on-site parking facilities has already been established by earlier permission and by a Planning Inspectorate appeal decision letter, and provision of cycle racks and refuse storage will be required by condition. The only outstanding remaining issue concerns the velux rooflights and the degree of overlooking, and those on the southern elevation are some 18 m from the properties on the opposite side of Greenway Road. Accordingly these velux lights would not give rise to undue overlooking. Conversely

however, the rooflights to the northern elevation are closer to the modern Gladstone Street properties and it would be justifiable to resist the development on the basis of adverse impact on the residential amenity of these occupiers. Notwithstanding this however, the applicant has agreed to omit these 2 velux lights, and replace them with one window in each of the two gables, and these would not result in overlooking. At the time of agenda preparation however, amended drawings had not been received.

RECOMMENDATION

Subject to receipt of satisfactory amended drawings which omit the 2 No. velux rooflights from the northern elevation, and which replace them with 2 No. gable windows, permission be GRANTED subject to conditions of cycle storage and refuse storage. Note re PD Rights not applicable for flats.

REASON(S) FOR RECOMMENDATION:- The proposed development would not give rise to any adverse impact on visual or residential amenity, or road safety, and would not therefore conflict with Taunton Deane Local Plan Policies S1, S2, H2 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: