

38/2006/360

MRS S MORRIS

**ERECTION OF TWO FLATS ON LAND ADJOINING 29 CRANMER ROAD,
TAUNTON**

323338/124783

FULL

PROPOSAL

The site comprises an existing semi-detached dwellinghouse on a corner plot located on the southern end of Cranmer Road where it joins Hugo Street. The property has a large grassed area to the side, an enclosed rear garden and a garage to the rear with access onto Hugo Street.

The proposal is to erect a two storey detached building on the corner of Hugo Street to provide two self-contained flats. A covered porch will link the proposed building to the existing dwelling. One parking space will be provided for each flat. The existing garage will be demolished and a new garage and 1 additional parking space will be provided for the existing dwellinghouse. The majority of windows will be on the south east and north east elevations. There will be one 1st floor window in the south west elevation and one ground floor window in the north west elevation. The building is rectangular in shape and the ridge height of the roof will be slightly lower than that of the existing building.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection. ENVIRONMENT AGENCY flood risk standing advice that we have provided. WESSEX WATER applicant needs to agree points of connection onto system.

5 LETTERS OF OBJECTION have been received raising the following issues:- loss of privacy; eyesore for Hugo Street; impact on sewage system and drains; lack of parking; highway safety; potential leasing of property; the link to existing property is inappropriate design.

POLICY CONTEXT

Taunton Deane Local Plan Policy S1 – General Requirements, S2 – Design, H2 – Housing within Classified Settlements, H4 self-contained Accommodation and M4 – Residential Parking Requirements.

ASSESSMENT

The site is located within the central area of Taunton and as such the local plan supports the increase in density of an existing developed area. The site is a corner plot and considered large enough to accommodate a new building to provide two flats, parking for the flats and amenity space and parking for the existing dwelling.

The main considerations in respect of this proposal are impact on amenities of surrounding residential property, parking provision and design of the building.

The rear of the properties on Winchester Street and Eastbourne Gate that are visible from the site are considered sufficient distance away from the property to not be significantly affected in terms of loss of privacy or loss of light. In respect of Nos. 27 and 29 Cranmer Road the proposed building will only have one ground floor window on the northwest elevation which will have fixed obscure glazing to prevent overlooking.

Sufficient parking is proposed for both the flats and the existing dwelling. The proposed new garage for the existing property will not affect visual nor residential amenities. The proposal includes cycle parking provision in line with local plan requirements.

The design of the building is considered to be in keeping with the character and appearance of the area.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, landscaping, parking, garage use only, obscure glazing, cycle parking, storage areas.

REASON(S) FOR RECOMMENDATION:- The proposal, for residential development, is located within defined settlement limits where new housing is encouraged and the development would not have a detrimental impact upon visual or residential amenity and is therefore considered acceptable. Therefore, the scheme accords 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.

CONTACT OFFICER: 356313 MRS F WADSLEY

NOTES: