

49/2007/034

MR G BISHOP

ERECTION OF 3 NO. ONE BEDROOM AND 2 NO. TWO BEDROOM FLATS IN A THREE STOREY BUILDING WITH ASSOCIATED PARKING AND CYCLE SPACES AT LAND AT REAR OF 6 HIGH STREET, WIVELISCOMBE, (ACCESSED FROM THE CAR PARK) AS AMENDED BY LETTER DATED 10TH AUGUST, 2007 AND PLANS NOS. 0711/01A AND 02A AND LETTER DATED 21ST AUGUST, 2007 AND PLAN NO. 0711/02B.

308071/127715

FULL

PROPOSAL

The site is in the Conservation Area, to the north of Croft Way, with vehicular/pedestrian access from the Croft Way Car Park. The site is to the rear of properties in High Street including a stable to the north, currently used as such, planning permission for the conversion of the stable to dwelling was refused in July 1998 on the grounds of overdevelopment, loss of amenity space and off street parking. Permission was granted in the erection of a two storey dwelling on land south-west of No. 6 High Street, the site being the same as the current application site.

The originally submitted scheme was for the erection of a block of 6 flats, in three stories with carparking to the southwest. The plans have now been amended to 5 flats, and the elevations amended. The proposal is now for 2 No. two bed units in the two storey element and 3 No. one bed in the three storey part, with limited windows facing east and north, and parking for 5 vehicles and 5 cycle spaces being under cover. The materials will be stone for the two storey and render with brick quoins for the three storey, with slate roof. The proposed flats will be approximately 30 m from the cottages to the north.

The agent has agreed on behalf of the applicant to provide one unit of affordable housing.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the site is located within the centre of Wiveliscombe, close to services, facilities and a public car park. Car parking layout is unsatisfactory. Suitable position for refuse bins required, should be no more than 25 m to collecting vehicle. On amended plans:- vehicles can now manoeuvre with care within site; bollards required vehicle overhand 2 spaces; comment on gradient for wheelchairs; comment on surface water drainage, suggests conditions. COUNTY ARCHAEOLOGIST in an area of High Archaeological Potential, it is in the core of the medieval town, and it is possible that archaeological remains associated with medieval occupation will be impacted by this proposal. Suggests condition. ENVIRONMENT AGENCY no comments. WESSEX WATER in foul sewerage area, point of connection to be agreed; no public surface water drains in the area.

LANDSCAPE OFFICER the trees have limited amenity value, apart from the Liquidambar in the south east corner, suggest moving building to north, and landscaping to southern boundary. CONSERVATION OFFICER the site is in the Conservation Area, and will have significant impact on point of entry to Conservation Area whilst at the same time forming part of the historic backland area. Notes the historic connections of the site with the Listed Building, the linear route through the site. Concern about scale of proposal, normally 3 storey would be used for high class residential properties, it would be substantially taller than surrounding buildings. The design is also considered inappropriate, with its mock industrial format. The context would suggest a simple residential format. A poor pattern of windows. There is scope for a two storey development of 3 or 4 units. Comments on amended plans:- the impact of the building has been moderated by reducing the height of one part, and some of the more striking pastiche elements have been removed; the external appearance remains mediocre, some details require further amendment, avoid uPVC windows, should be natural slate; subject to the amendments on details/materials the scheme would be an acceptable compromise, but won't enhance the Conservation Area. RIGHTS OF WAY OFFICER no observations. DRAINAGE OFFICER no public surface water sewer available. Notes to applicant. HOUSING OFFICER on original plans - given housing need in Wiveliscombe, is looking for 2 units. CAR PARKS MANAGER no issues provided any inconvenience to users is kept to a minimum, any damage is rectified; a specific licence will be required for use of car park as access. LEISURE SERVICES no observations.

PARISH COUNCIL objects, insufficient space for new development, and current vehicles associated with No. 6 and there will be increase in parking in Croft Way, which is already at capacity. The increase in vehicles accessing the flats will give rise to safety concerns for pedestrians using nearby recycling facilities, and accessing the Community Centre on foot. A three storey building was not appropriate within the Conservation Area and the proposal is over development. Reiterates objection on amended plans.

6 LETTERS OF OBJECTION have been received raising the following issues:- overlooking to roof garden; direct views into living room and bathroom, partial view to bedroom; overdevelopment; unattractive addition where all properties are 2 storey and set back from the road in Croft Way; 6 car parking spaces are inadequate for the couples in 2 beds; cars already park on street; congestion from new children's centre and recycling area will happen; should be a 2 storey family dwelling; submitted to make money not to be sympathetic to the area; loss of privacy to garden and property; the previous one dwelling unit was acceptable; concern about the addressing of the proposal, not appreciating that the proposal was accessed from Croft Way; no planning notice visible at first; the proposal is for a quick profit not for a quality homes; would be very visible from the Croft Way car park; out of keeping with the area; feels that the description of the address is misleading; concern about the vehicular access to the stables, all access should be from Croft Way; should not have a pedestrian way through; should be two storey and twice the number of parking spaces; the right of way should be withdrawn; as an alternative there should be small light industrial units or offices on the site; loss of privacy to High Street property and its gardens; overpowering; need to consider Wiveliscombe as a whole

not just grant a series of permissions; should have a pedestrian link through to the town; wonder if the stables are to be demolished; the proposed plans result in more effect as the property has been move 1.5 m further north, privacy affected, and the proposal is out of character and too high for the site.

POLICY CONTEXT

The site is within the Conservation Area, just outside the Area of High Archaeological Potential, the northern part is in the water protection area, but outside the Central Area in Taunton Deane Local Plan – the following policies apply: - S1 General requirements, S2 Design, S4 Rural Centres, appropriate for selective development which enhances or maintains their social and economic role and environmental quality and is unlikely to lead to a significant increase in car travel, H2 Housing within settlements, H9 Affordable Housing, EN14 Conservation Areas, EN16 & 17 Listed Buildings, EN23 Archaeological Potential, EN27 Water Source Protection and Public Water Supply Source Protection Zones, M4 Residential Parking, WV2 new housing in Wiveliscombe will be limited to small scale developments including infilling within settlement limits.

ASSESSMENT

The site is within the town centre area, where residential uses are usually acceptable. The proposal has been moderated such that the southern part is 2 storey and the northern part would be three stories. The buildings fronting the Square and High Street are generally tall three storey structures, with the heights generally dropping to 2 storeys away from the town centre. The street scape of Croft Way is not one of building frontages, it is the rear parts of gardens/buildings and the carpark which dominate. It is not considered essential that the areas to the rear of the buildings in the Conservation Area are kept free from development and there is no detrimental effect on the listed building due to the position of the site some distance from it (at least 40 m). The plans have been amended to take account of the Conservation Officer's views and concerns, although there is still a view by the Conservation Officer that this is not the most appropriately designed building for the site. The movement of the building 1.5 m to the north was to allow for the retention and allowance for growth of a Liquidambar tree in the south east corner fronting the Croft Way frontage. In an area of few trees, the retention of this tree is considered important. This moving of the building is not thought to have any further detrimental effect on surrounding properties, the windows facing east will be obscure glass, with the landing windows currently being shown as clear glass. The positioning of the building in relation to the gardens and windows to the north and west is such that it is not considered that there will be undue overlooking or overpowering effect. There may be a need for light employment sites in Wiveliscombe, but given the location, residential use is considered most appropriate. The parking provided meets the County Highways Authority requirements, although access is through a car park and adjacent to the recycling banks. In conclusion, whilst the scheme is for 2 and 3 storeys, such buildings are found within the town, it will sit within the site and is not considered to be overpowering or too high.

RECOMMENDATION

Permission be GRANTED subject to conditions of time, drainage, materials to be submitted, landscaping, protect trees, no trenches under trees, retain parking, cycle parking, underground services, no further windows, obscure glass, archaeology, S106 re affordable housing, render, details of glazing units and sample panel. Notes re drainage, refuse bins, Archaeologist, Wessex Water notes, contact Environment Agency, render colour.

REASON(S) FOR RECOMMENDATION:- The proposal, as amended, is considered to be an appropriate form of development for a site within the Conservation Area, and to accord with Taunton Deane Local Plan Policies S1, S2, S4, H2, H9, EN14, EN16, EN17, EN23, M4 and WV2, without detriment to the amenities of the locality or the character of the area.

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

CONTACT OFFICER: 356460 MS K MARLOW (MON/TUES ONLY)

NOTES: