

38/2005/086

S J SHANBOROUGH HOMES LTD

REDEVELOPMENT TO PROVIDE 4 COMMERCIAL/RETAIL UNITS, FRONTING STAPLEGROVE ROAD, 24 FLATS WITH ASSOCIATED PARKING AND THE FORMATION OF AN ACCESS OFF WOOD STREET, 7/11B STAPLEGROVE ROAD, TAUNTON.

22476/25025

OUTLINE APPLICATION

PROPOSAL

An outline permission was granted in October 2002 for the redevelopment of the site for retail commercial units on the ground floor fronting Station Road with flats above and residential development to the rear. The current application is also an outline application for the redevelopment of the site but this application specifies a total number of 24 units on the site. An illustrative sketch indicates 24 flats to the rear of the site contained within two x three storey blocks with two storey development fronting Staplegrove Road but including 4 flats at first floor level that would require the provision of dormer windows or velux roof lights in the front elevation, Staplegrove Road. The illustrative sketch also shows that up to 14 car parking spaces could be provided within the site with the provision of a new access adjacent to 45a Wood Street.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY views awaited. COUNTY ARCHAEOLOGIST views awaited. ENVIRONMENT AGENCY objection raised, the application is not accompanied by a flood risk assessment as required by PPG25. WESSEX WATER foul, surface water sewers and mains are available adjacent to the site. CHIEF FIRE OFFICER means of escape and access for appliances should comply with Building Regulations 2000 and all new water mains should be of sufficient size to conform to British Standards.

CONSERVATION OFFICER dormers and roof lights are not characteristic of Staplegrove Road and if necessary to achieve the units would be considered detrimental to the setting of the Staplegrove Road Conservation Area. ENVIRONMENTAL HEALTH OFFICER views awaited. DRAINAGE OFFICER if surface water drainage is not suitable it may be possible to use the combined sewer. LEISURE AND RECREATION OFFICER off site contributions for children's play and active sport/recreation provision will be required.

1 LETTER OF OBJECTION has been received raising the following issues:- the proposal represents a substantial overdevelopment, each building plot is of double depth overlapping building lines in order to provide the numbers; the illustrative sketch shows small units with no idea of the locations of the proposed windows; the applicant suggests 40 movements a day along the narrow rear access road, which is also the main entrance to North Town Primary School, the road is already congested at times in spite of yellow lines and the proposal will make this worse; the rear access road should

be left unobstructed at all times to provide access for emergency vehicles; the site is within the floodplain of the River Tone and elsewhere this has resulted in floor levels being increased, if the development is three storey plus increased floor levels the buildings will be even taller and more out of keeping with the neighbouring properties; the site is overloaded with asbestos which will need to be removed by a specialist contractor; the plan makes no provision for a 3 m wide dividing wall between the site and 17 Staplegrove Road; the existing outline permission requires a 3 m high boundary wall to be provided with no overlooking windows, these conditions should apply equally here.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review Policy STR1 sustainable development, Policy STR4 - development should be focuses within towns, Policy 49 - transport requirements of new development, Policy 60 - Floodplain Protection. Taunton Deane Local Plan Policies S1- General Requirements, S2- Design, H1- Housing within classified settlements, M3a - Residential Parking Requirements, C4- Recreation space provision, EN15 - Conservation Areas, EN30a - Land Liable to flood. T32 - secondary shopping area

ASSESSMENT

The proposed redevelopment of the site is located within the settlement limits of Taunton where new development is acceptable in principle. The site fronts onto (but is not within) the Staplegrove Road Conservation Area, but development is still expected to maintain or enhance the setting of the Conservation Area. In order to accommodate the 24 units the applicant has shown that three storey development would be required. The site is clearly located within an area characterised by two storey development and the increased height would be out of character with the area and be likely to result in a detrimental impact on the amenity of the occupiers of existing dwellings that border the site. The applicant proposed 14 parking spaces and whilst I still await the comments of the County Highway Authority on the proposal, the site is within the Town Centre where car parking is not essential. The application is within a flood risk area where a flood risk assessment is required. In this case no such assessment has been provided and the Environment Agency raise objection to the proposal on this basis.

RECOMMENDATION

Permission be REFUSED for the reasons of overdevelopment of the site detrimental to the setting of the Conservation Area and neighbouring amenity contrary to Policies S1(D), S1(E), H1(G) and EN15, insufficient information on the flood risk contrary to the requirements of PPG25, Somerset and Exmoor National Park Joint Structure Plan Review Policy 60 and Taunton Deane Local Plan Policy 30a.

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:

