

43/2004/088

RAGLAN HOUSING ASSOCIATION LTD

DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 6 NO. HOUSES AND 6 NO. FLATS AND ALTERATION TO ACCESS AND PARKING, WARDLEWORTH HOUSE, WARDLEWORTH WAY, WELLINGTON AS AMPLIFIED BY

13005/21463

FULL PERMISSION

PROPOSAL

The proposal provides for the demolition of the existing late Victorian red brick and slate roof former children's care home building and associated outbuildings and bungalow and the erection of 6 houses and 6 flats. Due to changes in legislation and care standards, the building is no longer suitable for current day requirements and a new children's home has now been constructed within the grounds. Somerset County Council, the owners, have offered the site to TDBC to fulfil local housing needs and it has been in turn offered to the Council's housing partners to provide social housing. The existing building is not suitable for subdividing into dwellings and would not provide accommodation meeting the standards required of contemporary social housing.

The current proposal will use the existing access from Wardleworth Way. The proposed materials are to be red multi brick and western red cedar natural finish for the walls and concrete tiles for the roofs. The mix of accommodation provides for one 4 bed house, two 3 bed houses, three 2 bed houses, three 2 bed flats and three 1 bed flats. The proposed houses also provide for possible future bedroom accommodation within the roof area. The site is generally surrounded by existing residential development together with the new children's home. The proposed dwellings are set out in an L shape following the existing brick perimeter walls along the south western and north western edges of the site. There is a prominent copper beech tree adjacent to the site which will act as a focus for the development. The proposed flats are to be three storey and of similar massing to the existing building on the site.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY enclose detailed comments by the estate roads section, which will need to be included in a Section 38 Agreement under the Highways Act and note re a Section 184 permit. WESSEX WATER the development is located within a sewered area with foul and surface water sewers available. Points of connection for this and water supply will need to be agreed. AVON AND SOMERSET CONSTABULARY it would appear, at this stage, that the Secured by Design Award should be obtainable.

LANDSCAPE OFFICER it is important that no level changes are proposed within the canopy spread of the TPO'd beech tree, as these can affect the health of the tree. Recommend that cross sections should be used to show that this has been considered. During construction, the tree should be protected with chestnut paling and no services allowed within the canopy-spread area. The Milverton Road frontage should be carefully landscaped to reduce any impact. The position of any site hut and storage areas should be agreed before development starts to avoid damage to the beech tree.

ENVIRONMENTAL HEALTH OFFICER noise emissions from the site during the construction phase should be limited to 0800 - 1800 Monday - Friday, 0800 - 1300 Saturdays and no noisy working all other times including bank holidays. LEISURE DEVELOPMENT MANAGER this development should make a contribution of £2,056 per each 2 bed plus dwelling and £806 per 1 bed dwelling, giving a total off site contribution towards local recreational facilities of £20,922 in line with local plan policy.

HOUSING OFFICER fully supports this application for affordable housing, which is in a central position and will contribute towards an identified need.

TOWN COUNCIL in favour providing there is no undue overlooking or loss of privacy for neighbours.

TWO LETTERS OF OBJECTION owing to inadequate parking facilities at the new children's home, any traffic overflow still uses Wardleworth House parking area (which will be lost by the development); also park in front of garage and adjacent to house leaving nowhere for car when not garaged; hedge when exiting garage completely obscures view of road to the planned buildings; if there is a function at Tonedale House, this road is used as a car park; had no objection to new children's home provided Wardleworth House remained - would make a suitable training centre or for use for the homeless; all we see is more and more houses;

POLICY CONTEXT

Policy STR1 of the County Structure Plan contains criteria for sustainable development, including ones that (a) development should develop a pattern of land use and transport which minimises the length of journeys and the need to travel and maximises the potential for the use of public transport, cycling and walking; and (b) give priority to the continued use of previously developed land and buildings.

Policy WD/HO/3 of the West Deane Local Plan states that within the identified limits of settlements the development of new housing will normally be permitted provided that certain criteria are met. Policy WD/HO/7 of the same plan sets out guidelines for the design and layout of new housing developments.

Policy S1 of the Taunton Deane Local Plan Revised Deposit includes general requirements for new developments. One of these requirements is that the accessibility of the development by public transport, cycling and pedestrian networks would be consistent with its likely trip generation and minimising the need to use the car. Policy H1 states that housing development will be permitted within defined limits of settlements provided certain criteria are met. It is considered that these criteria are met with the

current proposal. Policy S2 of the same plan provides guidelines for the design of new developments.

ASSESSMENT

The proposal development makes effective use of a brown field site within the urban area and provides for 12 units of affordable housing. The existing building is approximately 20.5 m from the rear of dwellings to the northwest and just over 6 m to the garden boundaries with a bedroom extension being only 18 m and 4.5 m respectively away. The existing building has three bedroom windows at first floor level facing in this direction. The proposed development also has three bedroom windows at 20.5 m to the dwellings and 6 m to the boundaries. I consider any potential overlooking to be no worse than the existing situation and there has been no objection from the relevant residents. Part of the hedge adjacent to the objector's garage is to be removed as part of the proposal. The parking provision of one space per unit for the development is in line with current policy requirements.

RECOMMENDATION

Subject to the applicant entering into a Section 106 Agreement to provide a total of £20.922 towards off site local recreational facilities, the Development Control Manager in consultation with the Chair/ Vice Chairman be authorised to determine and permission be GRANTED subject to conditions of time limit, materials, landscaping (hard and soft), protection of retained trees, no service trenches beneath spread of trees, no felling, estate roads, service road, surfaced access to dwellings, parking, meter boxes, demolition of buildings, removal of GPDO rights for garages and walls/fences forward of dwellings and details of site huts/storage. Notes re disabled access, energy/water conservation, meter boxes, CDM Regulations, S106 Agreement, bats/owls, working hours for construction, Section 184 permit and contact Wessex Water.

REASON(S) FOR RECOMMENDATION:-

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

CONTACT OFFICER: 356461 MR J HAMER

NOTES:

