

43/2006/057

MR E DOWSEY

**ERECTION OF 11 NO. ONE BED DWELLINGS ON LAND TO THE REAR OF SANS OMBRE AND GARDEN HOUSE, WHITE HART LANE, WELLINGTON**

313860/120760

FULL

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**PROPOSAL**

The proposal is a full application for 11 No. one bed dwellings on land to the rear of White Hart Lane (adjoining Co-op Car park). The plot measures approximately 72 m x 8 m, with additional areas for amenity area, bicycle storage and bin storage. New pedestrian access will be provided from White Hart Lane and the car park with lockable gates. The new dwellings will be built in two blocks, a block of five and a block of six. The smaller block measures 24.2 m x 5 m, and the larger 29 m x 5.2 m, at the highest point the dwellings measure 6.9 m.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY views awaited. COUNTY ARCHAEOLOGIST views awaited. WESSEX WATER connection to foul sewer and water mains to be agreed at detailed design stage; details of surface water drainage should be agreed; 3 m easement.

LEISURE DEVELOPMENT provision for active recreation contributions must be requested.

TOWN COUNCIL views awaited.

FOUR LETTERS OF OBJECTION have been received raising the following issues:- small site, over-development of land; proposed dwellings less than 1 m from my garden wall, loss of privacy to bedroom and garden, loss of light; no parking provision or garages, lanes access is very narrow and additional traffic from 11 dwellings would cause further congestion; lack of vehicular access could pose safety hazard since no provision for fire brigade; main access in front of kitchen window and will result in noise and security threat, also bin storage will result in flies in warm weather; little amenity space for 11 dwellings; security and personal safety could be increased by alleys; two-storey out of keeping with bungalows and overbearing; site is not brownfield but gardens; five flats currently being built and will result in more traffic; previous application for two bungalows refused in 1990..'overdevelopment of the site out of keeping with scale and character.....cramped appearance...increase use of access detriment to...safety of traffic; other planning applications have restricted windows/position of windows and size of dwellings permitted in White Hart Lane.

ONE LETTER OF SUPPORT applicants have completed other developments in Wellington, building beautiful houses and flats; any tenant would use car park not White Hart Lane

## **POLICY CONTEXT**

The site lies within the defined settlement limits where there is a presumption in favour of new residential development subject to meeting the criteria set out in Policy H2 of the Taunton Deane Local Plan, including that small scale scheme will not erode the character or residential amenity of the area. The criteria of Policy S1 of the Taunton Deane Local Plan also apply in respect of traffic, accessibility, wildlife protection, character of area, pollution, health and safety. Policy S2 requires good design appropriate to the area.

## **ASSESSMENT**

An e-mail has been received confirming that amended plans will be submitted proposing the living accommodation on the first floor and bedroom to the ground floor.

The site lies within the centre of Wellington, outside of the conservation area. As the site is within the town centre, development without car parking is considered acceptable. The proposal accommodates space for cycle storage and two new pedestrian access. There will be no increase in the risk of highway safety as there will be no vehicular access into the site.

The existing boundary wall, and new boundary will be built to the height of 1.5 m – 1.8 m to prevent any overlooking from the ground floor windows. Furthermore, the first floor windows facing the existing bungalows will have obscure glazing.

The design of the dwellings is considered to be in keeping with the surroundings. Though the boundary of the site is shared with bungalows, small pitched roof dwellings are also characteristic of White Hart Lane and outbuildings to the rear of the High Street.

## **RECOMMENDATION**

Subject to the completion of a Section 106 agreement to provide for contribution towards leisure facilities, the views of the County Highway Authority, County Archaeologist, and Wellington Town Council and subject to the receipt of amended plans the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to time limit, materials, landscaping, boundary details, bicycle storage, bin storage, pedestrian access, obscure glazing. Notes compliance, building over sewer, Wessex Water.

**REASON(S) FOR RECOMMENDATION:-** The proposal is considered not to harm the visual or residential amenity and accords with Taunton Deane Local Plan Policies S1, S2, H2 and M4.

In the event that the Section 106 Agreement is not completed by 31st July, 2006 the Development Control Manger in consultation with the Chair/Vice be authorised to REFUSE permission due to the proposal being contrary to Taunton Deane Local Plan Policy C4 or to grant permission subject to an additional condition requiring the Section 106 Agreement to be completed prior to commencement of the development.

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

**CONTACT OFFICER: 356463 MR D ADDICOTT**

NOTES: