

38/2005/322

KNIGHTSTONE HOUSING GROUP

DEMOLITION OF EXISTING HOUSE AND REPLACEMENT WITH BUILDING COMPRISING 10 UNITS FOR PEOPLE WITH SPECIAL CORE NEEDS, 12 MOORLAND CLOSE, TAUNTON AS AMENDED BY LETTER DATED 26TH AUGUST, 2005 WITH ATTACHED PLAN NOS. 2904/6A, 5A AND 3C

24503/25139

FULL PERMISSION

PROPOSAL

The proposal comprises the demolition of the Old Police House in Moorland Close, which is currently in use as a home for people in need of special care, and its replacement with a purpose built building serving a similar function on behalf of the Social Services Department of the County Council.

The residents would benefit from larger and more self-contained living facilities, and 10 units are proposed compared with 7 units at present. Each unit would have lounge/kitchen, bedroom and bathroom and there would be additional communal facilities.

The building would be two storey with vehicular access serving 4 No. parking spaces off Moorland Close.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY recommends conditions on parking, turning and visibility splay. WESSEX WATER recommends notes.

LANDSCAPE OFFICER there are no landscape features of significant amenity and therefore subject to a suitable landscape scheme it should be possible to integrate the proposals into the local urban environment. BUILDING CONTROL OFFICER there would appear to be no lift, and Part M of the Regs would require one. No access statement seems to have been provided that would indicate access details, parking space, colour scheme, lighting. DRAINAGE OFFICER no observations.

1 LETTER OF OBJECTION has been received raising the following issues:- the development would jeopardise the sale of their house; building work would affect their sleep; privacy would be affected; residential amenity would be affected; and parking would be difficult.

POLICY CONTEXT

Policy H4 of the Taunton Deane Local Plan accepts the construction of new buildings to form self-contained accommodation provided they conform with Policy H2. Policy H2 accepts housing development within settlement limits provided, inter alia, a coherent approach to the overall design is adopted, and visual and residential amenity is catered

for. Policies S1 and S2 of the Taunton Deane Local Plan seek to safeguard, inter alia, visual and residential amenity and road safety.

ASSESSMENT

With regard to Part M of the Building Regulations in respect of the lift, the agent advises that the scheme has been designed specifically to allow for disabled people to be accommodated at ground floor, thereby complying with Part M and negating the need for a lift. This issues can nevertheless be addressed at Building Regulation stage.

In respect of the objectors concern over the sale of their house, building work affecting their sleep, and cars blocking their driveway, there are not planning issues. With regard to their concern over residential amenity, there would be no loss of either light or privacy.

In respect of design and impact on visual amenity, the proposed development is considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time, materials, landscaping, drainage, bathroom windows to be obscure glazed, parking, turning and visibility splay.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect visual or residential amenity, or road safety, and therefore does not conflict with Taunton Deane Local Plan Policies S1, S2, H2 or H4.

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: