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GADD HOMES LTD

PROPOSED RESIDENTIAL DEVELOPMENT OF ERECTION OF 5 TOWN HOUSES INCLUDING PARTIAL DEMOLITION OF BUILDING AND CONVERSION BACK TO SINGLE DWELLING AT WOODSTOCK HOUSE, 91 STAPLEGROVE ROAD, TAUNTON

322061/125205

FULL

PROPOSAL

The proposal is an alternative scheme following the refusal of 14 flats on the site in May this year. It includes the erection of a pair of semi-detached town houses to the west of Woodstock House, the demolition of the rear part of the main house and its conversion back to a single dwelling and the erection of a further pair of semis to the south of the house. The conversion of Woodstock House would involve the removal of the later 20th century extensions resulting in a balanced façade to both road frontages. The new building onto Woodstock Road is positioned in line with the adjacent building and the scale, massing and architectural aesthetics relate to properties in the area.

The semi-detached pair of dwellings fronting Staplegrove Road have been significantly set back from the existing building line of Woodstock House. The new building is a response to achieving a subservient position in relation to the existing house. As with the bungalow at 89 Staplegrove Road it is set back and furthermore it is masked by a high wall and mature planting along Staplegrove Road frontage.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY comments awaited. WESSEX WATER the development is within a sewered area with foul and surface water sewers available. Surface water should not be discharged to the foul sewer. Attenuation of flows may be required. Points of connection will need to be agreed at the detailed design stage. There is a public combined sewer crossing the site and there will need to be an easement or diversion and protection works may need to be agreed. A condition or informative should be placed on any consent to protect the integrity of Wessex systems.

LANDSCAPE OFFICER subject to protection of Tulip tree during construction and submission of landscape details it should be possible to integrate the proposals into the conservation area. CONSERVATION OFFICER I am happy with this revised scheme. Conditions should be imposed addressing materials and windows in order to ensure the quality of the new development. It's important a good job is made of repairing 91 once the wing is removed. I suggest you condition matching brick/bond as render would not work well on this building.

4 LETTERS OF OBJECTION have been received raising the following issues:- lack of provision for second cars or visitor vehicles adding to congestion in Woodstock Road; the building will cause a dark approach at the rear of the existing house and cause difficulty with maintenance; windows of plot 3 will cause loss of privacy as very close to boundary; wrong for a back garden and all it entails to back onto Woodstock Road, it should have adequate screening; Committee should be aware that the amount of development in the area is putting its whole identity in jeopardy; there is a need to preserve or enhance the character and appearance of the area; the proposal will create a parking problem in Woodstock Road that will not enhance the character of the area with the chance of another 20 cars; a garage space for each house is not sufficient for 3 and 4 bedroom houses; the access to Staplegrove Road has restricted visibility causing a problem; the demolition of the rear section Woodstock House was considered inappropriate before by the Conservation Officer and the application should be refused on grounds of increased traffic and parking (EN14), harm to the appearance of the street (S1D), erosion of the character of the area (H2E) and does not conform to EN15 due to the demolition of existing buildings.

1 LETTER OF SUPPORT has been received stating the proposal will fit into the area.

POLICY CONTEXT

RPG 10 – Regional Planning Guidance for the South West Policy EN3 – The Historic Environment, Policy EN4 – Quality in the Built Environment, Policy HO5 – Previously Developed Land and Buildings.

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 – Sustainable Development, STR4 – Development in Towns, Policy 9 – The Built Historic Environment, Policy 33 – Provision for Housing, Policy 49 – Transport Requirements of New Developments.

Taunton Deane Local Plan Policies S1 – General Requirements, S2 – Design, H2 – Housing within Classified Settlements, M4 – Residential Parking Requirements, EN6 – Protection of Trees, EN14 – Conservation Areas, EN15 – Demolition Affecting Conservation Areas.

ASSESSMENT

The proposal is a revised scheme following the refusal of flats on the site earlier this year. The scheme now involves the provision of two pairs of semi-detached dwellings as well as alteration of the original house back to a single dwelling. This follows work and discussion with the Conservation Officer who has been working on the character appraisal of the Conservation Area. Some form of in fill here, as well as removal of part of the rear section of the existing house is considered acceptable in principle.

The main considerations are the impact on the character of the conservation area, the impact on the amenity of neighbours, the parking provision and safety of the access.

There has already been an approval for a building to the west of the existing house and the current application provides a pair of semis set down in height from the adjacent property in Woodstock Road and projects 1.8 m to rear of this dwelling. The house design with traditional windows, chimneys and materials to reflect the character of the road is considered a significant improvement on the previous scheme and to be of a calibre that would enhance the character of the area. There was previously concern over the linkage of a new building to the main house with the loss of the gap to the south. This has been addressed by setting the new building back from the frontage and by designing it to reflect the character of the existing house. The Conservation Officer considers the provision of a building in this location to be suitable and the design is considered to reflect the original building and not to detract from the character of the conservation area. The demolition of the rear section of Woodstock House which is considered a later addition than the main building on the frontage is considered acceptable in terms of the character of the area subject to the making good of the demolition in matching materials. This is not the demolition of the whole building and Policy EN15 is not considered to be breached. An acceptable redevelopment scheme of the site as a whole is being proposed and the scheme is considered to accord with Policy EN14 as this preserves the character of the area.

The design of the new build plots 4 and 5 project 1.8 m to the rear of the adjacent dwelling in Woodstock Road and the rear windows face into the site with almost 11 m to the rear boundary with the bungalow to the south. Plots 2 and 3 similarly face into the site and there is 20 m to the existing residential boundary with the Woodstock Road property. The side of plot 3 is over 2 m from the boundary with the bungalow to the south and it is considered appropriate to condition no future windows on this side elevation to protect the privacy of the bungalow. The windows provided at the rear will be at an acute angle to the boundary and this is such that the impact on the amenity of the bungalow is considered an acceptable one. The new build development of plot 3 does encroach to the southern boundary than the existing development and it is set at a higher level. However, given the layout and orientation of the site the proposal is not considered to adversely affect the light and amenity of the neighbouring property such as to warrant refusal.

The proposal provides for parking within the site on a one for one basis and given the proximity to the town centre and the parking policy M4, this is considered adequate and acceptable. While concern has been raised over the potential for increased parking as a result of the development this is not considered sufficient grounds to refuse the proposal given the compliance with policy. The proposal provides a visibility splay onto Woodstock Road and an improvement to visibility on the Staplegrove Road junction. The formal comments of the Highway Authority are awaited but it is understood that these splays are acceptable and they are to be conditioned as part of any approval.

In summary the revised scheme for the development of this site to provide 5 dwellings is considered to respect the character of the area and subject to conditions to ensure the high quality of materials are provided to respect this the application is recommended for approval.

RECOMMENDATION

Permission be GRANTED subject to conditions re time limit, materials, sample panel, timber windows, design details of windows, recessed windows, repairs after demolition, drive materials, guttering details, garage use only, cycle parking, landscaping, protection of tulip tree during construction, visibility at access, visibility onto Staplegrove Road, no additional windows on plot 3 gable and no extensions. Notes re protection of Wessex infrastructure crossing site and energy conservation.

REASON(S) FOR RECOMMENDATION:- The proposal is considered to comply with Taunton Deane Local Plan Policies S1, S2, H2, M4 and EN14 and material considerations do not indicate otherwise.

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: