

48/2005/045

REDLAND HOUSING ASSOCIATION

**DEMOLITION OF 14 AND 21 RICHARDS CRESCENT AND ERECTION OF 6 FLATS
3 BUNGALOWS AND FORMATION OF 18 PARKING SPACES AT RICHARDS
CRESCENT, MONKTON HEATHFIELD**

25936/27111

FULL PERMISSION

PROPOSAL

The scheme involves the demolition of two end of terrace bungalows to allow for access to land to provide 6 flats and 3 bungalows, including one for the disabled, and provision of 18 parking spaces. The development is in two areas in the corners of the existing residential estate backing onto a stream and fields. The northerly site consists of 2 flats in a two storey unit set back from the frontage to reduce the visual impact and this is physically linked and steps down to two adjacent bungalows. Access to the site is via a drive through one of the bungalows to be demolished and 6 parking spaces are provided in front and adjacent to these units. In the opposite corner access and parking are derived in a similar manner with an additional of road space plus a car port for the disabled bungalow. Adjacent to the disabled bungalow the development steps up to a two storey development in the form of four flats which reflect the two storey development to the south west. In forming the new access drives off the existing turning head four parking places are lost, including two for the disabled. These spaces are replaced in existing grass verge areas and 4 additional spaces are also created.

CONSULTATIONS AND REPRESENTATIONS

WESSEX WATER the development is located in a foul sewer area and it will be necessary for the developer to agree a point of connection to the system for the satisfactory disposal of foul flows generated by the proposal. The developer has proposed to dispose of surface water to 'mains'. As there are no surface water sewers in the vicinity it is advised that alternative methods of surface water disposal are investigated e.g. soakaways. Surface water should not be discharged to the foul sewer. There is a water main near the site and a 3 m easement is required for maintenance. Diversion or protection works may need to be agreed. An informative should be placed on any consent concerning this issue.

LANDSCAPE OFFICER the existing oak tree in the north east corner of the site has good amenity value and is worthy of retention. It is a relatively small oak and given appropriate tree management it should be possible to keep the tree at about that height longer term. Subject to protection during construction it should be possible to build at the proposed distance from the tree. The site boundary treatment is important and I recommend that all boundaries are planted with native species hedgerows, plants such as Hawthorn, Field Maple and Hazel outside of any fencing. Other landscape planting subject to detail. HOUSING OFFICER the Housing Service is anxious to see these unused sites developed. The demolition of the two bungalows will enable the much needed flats and bungalows to be developed. I fully support this application.

PARISH COUNCIL a very good use of otherwise dead space in each corner of the Crescent. Full support given.

14 LETTERS OF OBJECTION have been received raising the following issues:- of affordable housing flat occupiers conflicting with existing elderly residents; it will increase traffic and cause more noise and disrupt the outlook of elderly residents; there will be a traffic danger and access should be from land to the rear; loss of environmental quality, safety, social stability and will compromise the quality of life and health of existing residents; worry over proximity of access to existing entrance, loss of outlook and light; change of design is wrong, flats not in keeping with the estate, too much is being put on this small plot, more parking would ruin the outlook, disturbance during construction could make people ill, mix of housing is wrong, development not needed, roads too close to bedrooms, any lorries have to reverse as they can't turn at the end of the Crescent. Introducing more cars and younger tenants is madness it may meet a housing quota but is planting a time bomb.

3 LETTERS have been received advising that footpaths and cycle ways should be improved with a link to the new housing and facilities proposed on land to the south east to facilitate walking and access for the elderly and young mothers.

POLICY CONTEXT

RPG10 Regional Planning Guidance for the South West.

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1- Sustainable Development, STR4 - Development in Towns, POLICY 33 - Housing, POLICY 35- Affordable Housing.

Taunton Deane Local Plan Policies S1 - General Requirements, S2 - Design, H2- Housing in Settlements, H4 - Self-Contained Accommodation, M4 - Residential Parking Requirements, EN6 - Protection of Trees.

ASSESSMENT

The main issues with the proposal are the appropriate use of land, adequacy of the access and parking and design. The proposal makes use of vacant corner areas of land on this Council owned estate within the settlement limits to provide nine affordable units for rent. The scheme involves the loss of two existing units to gain access however the re-use of this area of land is considered appropriate and in line with Government Guidance in PPG3.

The access off the estate road through two demolished bungalows is considered to be adequate although it does curtail two existing front gardens to achieve this. The impact

on neighbours is considered to be acceptable and not so detrimental to warrant refusal. The scheme provides adequate off street parking for the new units plus additional on-street parking for the estate as a whole. The design of the bungalows and two storey flats are considered to be in keeping with the existing residential properties in the Crescent and while flats are proposed rather than houses, this mix of development is not considered to be detrimental to the character of the area.

An issue over access to the land to the rear has been raised as this is allocated as part of the new residential development. There is no existing access to the fields at the rear and it is not feasible to provide an access to agricultural land in separate ownership at this stage. Proposed links with this land would need to be addressed as part of the residential development of this land.

The proposal is for affordable housing units on land owned by the Council but to be sold to the applicant.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, landscaping, tree protection, parking, cycle parking, no extensions, no fencing in front, no surface water discharge to foul sewer, boundary treatment. Notes re landscaping, protection of Wessex infrastructure and energy conservation.

REASON(S) FOR RECOMMENDATION:- The proposal provides a redevelopment of land within the settlement limit in compliance with Taunton Deane Local Plan Policies 1, S2 and H2 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: