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S J STANBOROUGH HOMES LTD

REDEVELOPMENT TO PROVIDE 4 COMMERCIAL/RETAIL UNITS, ERECTION OF 19 FLATS WITH ASSOCIATED PARKING AND ACCESS OFF WOOD STREET AT 7-11B STAPLEGROVE ROAD, TAUNTON AS AMENDED BY DRAWING NO. 04M RECEIVED 4TH JANUARY, 2005

22470/25012

OUTLINE APPLICATION

PROPOSAL

Outline planning permission was granted in 2001 for the redevelopment of existing retail/ residential properties 7-11B Staplegrove Road and land to the rear adjacent to 45a and 46a Wood Street. An illustrative sketch was submitted that indicated a design in keeping with the front elevation onto Staplegrove Road and a vehicular access to the rear. A second outline application was submitted in July this year and proposed the erection of 4 retail units, 24 residential units and 13 parking spaces accessed from Wood Street. This was accompanied by an illustrative plan that showed an 8 m wide double pitched building fronting onto Staplegrove Road and providing 4 retail units at ground floor and 12 flats above. It also proposed residential infill of land fronting Wood Street between 46a Wood Street and North Town Mews and 45a Wood Street and the adjacent commercial building lying to the south. This Committee considered this proposal in September 2005 and refused the application as they considered the development would have a detrimental impact on the amenity of neighbouring properties. Following subsequent negotiations the applicant has now submitted an application for 4 retail units and 19 residential units on the site. The building fronting Staplegrove Road has been reduced in depth to 5m with a 3m projection to the rear designed to be as far away from existing residential properties as possible. The buildings fronting Wood Street have included revisions that avoid blocking the neighbouring bathroom window. The 2-storey element of the building adjacent to North Town Mews has been set back 1.2 m with a single storey element sloping down towards the boundary. The two-storey element projects 1.5 m to the rear of the existing property and is then stepped back and away from the boundary to project an additional 2m at ground floor. The proposal would be accessed from Wood Street and provide 12 parking spaces and 12 cycle parking spaces for occupants.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY views awaited. COUNTY ARCHAEOLOGIST no objection. WESSEX WATER a water mains is available to serve the proposal, foul sewerage and surface water disposal are available although a sustainable urban drainage system should be investigated. There is a public water main running near to the site and the developer should be advised of the need to contact Wessex Water to discuss any arrangements to protect their infrastructure. ENVIRONMENT AGENCY no objection subject to conditions. CHIEF FIRE OFFICER means of escape, access for appliances and water supplies should all conform to the appropriate standards.

CONSERVATION OFFICER Visited site on 6th December 2005 and again on 12th December. Assessed character and appearance of the street scene and contribution made by buildings proposed for demolition. Exterior photographs were taken of Nos. 7A-1 IB Staplegrove Road and the neighbouring buildings to compare the form and massing of the existing built environment and its setting against the proposed development. The proposed elevations to Yarde Place were also assessed using similar criteria to those above. Figure 1 overleaf shows those buildings on Staplegrove Road which are proposed for demolition. Nos. 7 and 9 are currently used as ground floor display space for an antiques business and the 1st floor flat for No. 9 is unoccupied. The white-painted brick facade of this building has some interesting architectural details at 1st floor level, notably the sill band, moulded stone window architraves, 2-over-2 large pane timber sash windows (see Figure 2), cast iron ogee section gutter/hopper and a simple engraved decal above the ground floor entrance to the flat. No. 11 is used for retail trading and the building's facade appears to have been extensively altered during the 20th century with metal framed windows, modern shop fronts, parapet and mock rustication. Both buildings have simple pitched roofs of Welsh slate. Although the proposed development will help unify and complement the adjacent two-storey buildings (Nos. 13 and 17), the 3-over-6 style of the eight sash windows and brick lintels appears monotonous. I believe that the existing facade of No. 9 contributes significant character and variation to the street scene through its sash windows alone. There is an argument to retain the facade of this building as part of the proposed development (especially given that the ground floor is a modern rebuild shell) although it will significantly alter the proposed layout of the 1st floor flat accommodation. Regardless of whether this approach is adopted, the existing Welsh slate roof tiles should be reused. Also, detailed design drawings for the proposed shop fronts and sash window joinery should be provided for prior inspection. ENVIRONMENTAL HEALTH OFFICER no objection subject to conditions on construction noise and contaminated land conditions. DRAINAGE OFFICER the proposal is within the 100 year floodplain of the River Tone and the environment Agency must be notified with a flood risk assessment. LEISURE AND RECREATION OFFICER contributions will be required for the provision of off site children's play and active recreation provision.

1 LETTER OF OBJECTION has been received raising the following issues:- the current outline permission is for 4 commercial shops on the ground floor and flats above and a further two storey building of flats to the rear to the extent of 11 flats in total; this is sympathetic to the adjacent buildings and conforms to the surrounding area; a previous outline application for 4 flats and 24 flats was refused on the grounds of over-development and too high an occupation density; it is a condition of the applicant to provide a 3m high wall between the site boundary and 17 Staplegrove Road and a condition that no windows should overlook the rear of North Town Mews; the current scheme does not show sufficient detail to the rear of Staplegrove Road nor the 3 m high boundary wall; the current application represents an over-development of a cramped site; the rear building off Wood Street is of double depth beyond the inner building line in order to establish the provision of 19 units; the rear building will overshadow and overpower its neighbours particularly those in North Town Mews; in the previous scheme the applicant quoted 40 movements per day in Wood Street, this is a considerable additional use of a narrow road which is also the entrance to North Town School; a large number of schoolchildren use this to walk to school and the road is already congested despite the yellow lines, clear and unrestricted access needs to be maintained at all times for any emergencies at the school; all of the windows at 1st and

2nd floor level are to near the corners of the buildings enabling occupants to overlook the adjacent property and intrude our privacy; the second floor flats are within the roof and do not appear to have any natural light in some rooms, this shows desperate methods to achieve the high density; the Wood Street street scene shows Velux roof lights at second floor, these are totally out of keeping with the street scene, I understand that Velux roof lights were resisted on the Staplegrove Road frontage and this should be followed in Wood Street; there are no proposed flood prevention measures; the application contains insufficient information to enable a determination and should be refused.

POLICY CONTEXT

ASSESSMENT

The principle of retail and residential development is in keeping with Structure and Local Plan policies for development within Taunton. The submitted plans are intended for illustrative purposes only and seek to show that the proposed numbers can be provided on the site. The drawings show a scheme that has been redesigned to overcome the overlooking and over development concerns of the previous scheme. It has resulted in the reduction in the depth of the built form along Staplegrove Road so that it is now considered to be in keeping with the existing traditional buildings. Whilst the development will be two storey (plus accommodation in the roof space), fronting onto Staplegrove Road the reduced width of the building avoids an over bearing impact on the rear of Molly's Cafe and, when seen from Staplegrove Road the side of the building will be more in-keeping with the street scene and conservation area. Concern was expressed regarding the relationship between the rear of Staplegrove Road and 17 Staplegrove Road and North Town Mews. The proposed development would no longer project beyond the rear wall of 17 Staplegrove Road and windows in the rear elevation would be at right angles to the boundary. Distances between the rear windows of the proposed flats and North Town Mews have now been extended from approximately 10 m to approximately 13 m and this is considered to be adequate in this situation. Windows to the first floor bedroom and 2nd floor living room could be obscured if considered necessary or raised higher in the roof space(2nd floor) to avoid direct overlooking (an elevation of the rear of Staplegrove Road has been requested. The development fronting Wood Street has Velux roof lights in the roof space to enable occupation of the roof area. The existing street scene is varied with old and newer properties of varying heights in close proximity to each other. In my opinion the provision of Velux roof-lights in this elevation would be acceptable. (The main reason for no roof-lights in the Staplegrove Road frontage is to maintain the character of the Staplegrove Road Conservation Area where an uninterrupted roofscape is very much evident Wood Street does not have the same relationship to the Staplegrove Road Conservation Area) The site is located within the central area of Taunton where off street parking is not required. The applicant has proposed to provide 12 car parking spaces and 12 cycle parking spaces. According to policy M 19 cycle parking spaces are required, an amended plan has been requested showing the provision of 7 more cycle

spaces. A unilateral undertaking is being submitted for the contribution towards off site Children's play and recreation provision.

I am satisfied that the illustrative drawings demonstrate that the scale of accommodation proposed can be satisfactorily accommodated in this location.

RECOMMENDATION

Subject to the receipt of no further letters of representation raising new issues by 2nd February, 2006 and the submission of a Unilateral Undertaking for contributions for childrens play and recreational open space by 12th February, 2006 the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, reserved matters, materials including mortar, gutters and down-pipes; maximum 19 residential units, 4 retail units fronting Staplegrove Road; details of boundary walls including a 3 m high boundary wall, details for the disposal of surface water; submission of a development brief; two storey only; materials for the courtyard, parking spaces and access; 19 secure, covered cycle storage spaces, bin storage; no first or second floor windows on the eastern elevation; noise levels during construction; site levels; external lighting; details of flood protection system; method statement and schedule of responsibilities for flood prevention measures; storage of fuels and chemicals; no discharge of contaminated trade waste; oil storage, submission of a desk top study for ground contamination and a risk assessment if necessary plus conceptual model and method of remediation.

REASON(S) FOR RECOMMENDATION:- The proposal would be within the Central area of Taunton where the principle residential and commercial development is acceptable. The proposed scheme is considered to be in accordance with Taunton Deane Local Plan Policies S1, S2, M4, C4, EN14 and T12.

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: