

38/2006/535

OCEANWAY PROPERTIES

**ERECTION OF 14 FLATS ON LAND ADJACENT TO WESSEX LODGE 11/13
BILLET STREET, TAUNTON**

322965/124358

FULL

PROPOSAL

The proposal is a revised scheme for the erection of a block of flats adjacent to Wessex Lodge. The previous permission in 2004 was for 13 flats the current scheme sub-divides the top floor to provide two units rather than one. The site lies immediately to the north of Wessex Lodge, a Grade II listed Victorian building which stands on the corner of Billetfield and Billet Street. The site was previously used for car parking. The frontage to Billet Street comprises a brick boundary wall. The access is located off the Billet Street side of the site. The application as submitted proposes a building providing a mix of three and four storey accommodation comprising fourteen flats.

CONSULTATIONS AND REPRESENTATIONS

CONSERVATION OFFICER no objection, conditions as previous application (38/04/424). ENVIRONMENTAL HEALTH OFFICER no observations. LEISURE DEVELOPMENT MANAGER a signed Section 106 Agreement is relevant to this site and will apply to the application.

1 LETTER OF OBJECTION has been received raising the following issues:- the flats will not be in keeping with the historic Wessex Lodge, it will ruin the look of the building and why is there a need to build here.

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, EN16 – The Setting of Listed Buildings

ASSESSMENT

The site was previously considered a suitable location for a car free development within the town centre in relation to the surrounding streets and there has been no significant change in circumstances since the previous approval to warrant a change of view. The design of the building is considered appropriate and is as previously approved following discussions with the Conservation Officer.

The amenity of adjacent properties is not considered to be adversely affected to warrant an objection to the scheme and the proposal is considered not to detract from the character of the adjacent listed Wessex Lodge.

The site lies within an area of high archaeological potential and as before a condition concerning the implementation of a programme of works is considered necessary. As the proposal creates an additional unit over that previously granted permission an additional contribution of £859 is considered necessary and this is to be sought by either a unilateral undertaking or a variation of the existing Section 106 Agreement.

In summary the revised scheme here is considered an acceptable one in this town centre location and is recommended for approval.

RECOMMENDATION

Subject to the completion of a S.106 Agreement or Unilateral undertaking relating to sport and recreation contributions by 22nd February 2007, 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, materials, archaeology, site levels, meter boxes and cycling parking. Notes re compliance, S.106 agreement, Part M, CDM Regs and noise.

REASON(S) FOR RECOMMENDATION:- The proposed building respects the setting of the adjacent listed building, is appropriate in the street scene and does not cause demonstrable harm to residential amenity. The site's town centre location makes it suitable for a car free development. The proposal therefore accords with the requirements of Taunton Deane Local Plan policies S1, S2, H2, EN16 and M4.

Should the relevant legal agreement not be signed by 22nd February then permission be REFUSED for reason of contrary to Taunton Deane Local Plan policy C4.

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

CONTACT OFFICER: 356398 MR G CLIFFORD

NOTES:

