

43/2006/112

MR T KLIMPKE

DEMOLITION OF CAR SHOWROOM AND FIRST FLOOR FLAT AND FORMATION OF ACCESS ROAD AND RESIDENTIAL DEVELOPMENT CONSISTING OF 6 NO. FLATS AND 7 NO. DWELLINGS, 58 - 60 MANTLE STREET, WELLINGTON AS AMENDED BY LETTER DATED 30TH OCTOBER, 2006 WITH ACCOMPANYING DRAWING NOS. 0434/29E, 35A, 36C AND 38B AND BAT SURVEY AND FURTHER AMENDED BY LETTER DATED 6TH NOVEMBER, 2006 WITH ACCOMPANYING DRAWING NOS. 0434/34A, 37D AND PATTERN OF DEVELOPMENT PLAN

313646/120322

FULL

PROPOSAL

The proposal provides for the demolition of the existing car showroom and workshops and existing first floor flat to create a new access road and residential development consisting of 6 two bed flats, 3 two storey two bed dwellings and 4 two and a half storey for bed dwellings. The site also takes in a yard area to the rear. The frontage of the site is located within the Conservation Area. The area of the site totals 0.12 ha. The proposed development will look to replicate the existing street scene with the introduction of a small two storey end of terrace house with the creation of an opening alongside to provide access to the rear of the site. The proposed property in Mantle Street will be rendered with stone keystone details above the windows and doors. The proposed properties within the site will be brick with brick details and banding to replicate that of the army cadets building opposite the site on Mantle Street. Natural slate roofs are to be used throughout the proposed development, as predominantly used in the surrounding areas. The existing boundary walls are to remain and will act as a screen and enclose the site. 16 car spaces are to be provided. In addition, a new garage and car space is to be provided within the scheme for no. 62 Mantle Street. A previous application for the demolition of the showroom and flat above and the erection of a flat over a new arch and access road to the rear was refused earlier this year on grounds that the proposed design was not of sufficiently high architectural standard for this prominent and important site within the Conservation Area and the development would detract from the architectural and historic character of the area. That refusal of permission is now the subject of an Appeal.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY various detailed points and requests for various amendments and points of clarification. COUNTY ARCHAEOLOGIST limited or no archaeological implications to the proposal, therefore no objection on archaeological grounds. WESSEX WATER points of connection for satisfactory disposal of foul and surface water flows generated by the proposal and water supply need to be agreed. There is a public combined sewer crossing the site. Wessex Water normally requires a 3 m easement width on either side of the apparatus for maintenance and

repair. Diversion or protection works may need to be agreed. An informative to this effect should be included on any approval certificate.

CONSERVATION OFFICER (initial plans) the principle of the scheme is good, but the design is not. The proposal does not respond to the character of the area except in rather superficial ways. The designs could be found anywhere and the layout of the development is based on no relevant local template. Courts and accesses running at right angles to the main street are a recurrent feature within the Conservation Area and most often have resulted from the high density linear development of plots. As such they are normally lined with terraced buildings, as seen in both Twyford Place and Champford Mews adjacent. A development incorporating terraced/conjoined buildings arranged in a linear fashion would have worked well here as it would have had precedent and relevance. The scheme will only satisfactorily create a new 'place' within the Conservation Area by setting sufficiently tall, solid automatic gates at the Mantle Street entrance or returning to the previously refused scheme and placing a solid automatic gate within the building over-sailing the entrance. Concern at design of the proposed dwelling on the Mantle Street frontage. The proposal to insert two small islands either side of the entrance to the development find no context. These will be two isolated blobs in the street which will appear very alien. (Amended plans) do not think that the design/appearance/layout of the scheme is particularly good. I see improvement in regard to the proposed building on Mantle Street – suggest conditions regarding submission of detail regarding façade finish, roofing sample and use of timber sash windows. A chimney stack would help to further harmonise the building. NATURE CONSERVATION OFFICER need further information on the potential for protected species on the site and recommend that an initial survey is carried out on site, with access to buildings. ECONOMIC DEVELOPMENT OFFICER no objections to the proposed redevelopment of the site. ENVIRONMENTAL HEALTH OFFICER recommends contaminated land investigation and remediation condition. DRAINAGE OFFICER whilst noting that surface water flows are to be discharged via the mains sewers, it is suggested that surface water run off should be treated as close to its source as possible. A note should be attached to any approval that full consideration should be given to installing a control system before connecting to mains sewers. LEISURE DEVELOPMENT MANAGER in accordance with Policy C4, provision for play and active recreation must be made. Would therefore request a contribution of £1,785 per dwelling towards children's play facilities and £859 per dwelling towards outdoor recreation.

ONE LETTER OF OBJECTION has been received raising the following issues:- very concerned about the parking in Mantle Street; insufficient parking for the new development; noise from new road following demolition.

THREE LETTERS OF REPRESENTATION have been received raising the following issues:- the windows in the gable ends will result in overlooking - request small windows fixed and obscure glazed; boundary wall to be kept at the same height and be repaired to be made good; bushes growing from wall should be removed; concern at condition/stability of boundary wall; trees should be planted to provide privacy.

POLICY CONTEXT

Policy S1 of the Taunton Deane Local Plan sets out general requirements for new developments. Policy S2 of the same plan provides guidelines for the design of new developments. Policy EN14 of the same plan states that development within or affecting a Conservation Area will only be permitted where it would preserve or enhance the appearance or character of the Conservation Area. I consider that the proposal will meet with this criterion.

ASSESSMENT

The proposed development provides the opportunity to improve the visual amenity of this vacant site and remove the possibility of continued use as a car repair centre, which is unneighbourly to the adjacent residential areas. The proposal also benefits from existing local services and amenities, bus routes and close links with the town centre, making the scheme sustainable in its locality. The proposals also seek to maximize the re-use of previously developed land. The points raised by the County Highway Authority and some of those raised by the Conservation Officer have been addressed in the amended plans. The conclusion of the bat survey is that bats and owls were not found to be using the property, so there is not any need for any mitigation to be put in place in this instance. I do not consider the provision of solid automatic gates across what will become a public highway (as requested by the Conservation Officer) to be a realistic option.

RECOMMENDATION

Subject to the applicants entering into a Section 106 Agreement to provide for contributions to leisure facilities of £1,785 per dwelling towards children's play facilities and £859 per dwelling towards outdoor recreation, the Development Control Manager be authorised to determine the application in consultation with the Chair/Vice Chair and permission be GRANTED subject to conditions of time limit, site levels, materials, sample panel of rendered block for plot 13, , specific details of windows/doors, rainwater goods, mortar details, landscaping (hard and soft), boundary treatment, screening during demolition, estate road, visibility splays, parking, cycle parking, first and second floor windows of gable end of plot 4 and west elevation of the block of flats, underground services, no bell casts to rendered areas, meter boxes, removal of GPDO rights for extensions and means of enclosure forward of the dwellings and access gradient. Notes re disabled access, energy/water conservation, street naming, meter boxes, no discharge of surface water onto highway, compliance, CDM Regulations, high standard of design and materials and various detailed highways points.

REASON(S) FOR RECOMMENDATION:- The proposal is considered not to harm the visual or residential amenity and accords with Taunton Deane Local Plan Policies S1, S2, H2, & M4. Furthermore the proposal is not considered to be detrimental to the character and appearance of the Conservation Area and is therefore compliant with Taunton Deane Local Plan Policy EN14.

Should the Section 106 Agreement not be completed by 30th November, 2006, the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be REFUSED as contrary to Taunton Deane

Local Plan Policy C4 or an additional condition be added to requiring the applicant to enter into a Section 106 Agreement prior to the commencement development.

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

CONTACT OFFICER: 356461 MR J HAMER

NOTES: