

THE OWNERS 247, 249, 253, 255, 257, 259, 261 CHEDDON ROAD

DROPPED KERBS AT NOS. 247, 249, 253, 255, 257, 259, 261 CHEDDON ROAD, TAUNTON.

22810/26660

FULL PERMISSION

PROPOSAL

The proposal comprises dropping the kerbs outside seven residential properties, to enable vehicular access to the occupants front gardens for provision of private off-street car parking. There would be insufficient space within each of the properties to enable vehicles to turn around. The properties all form part of a red brick Victorian terrace. The front boundary walls to five of the properties have already been removed, one remains intact, and the remaining wall has been half demolished. Three of the properties have already laid a paved hardstanding area. Cheddon Road is a classified road.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY verbally recommend refusal on the basis of increased pedestrian/vehicular conflict, and conflicting traffic movements. Their formal written response will be submitted prior to the date of the meeting.

3 LETTERS OF REPRESENTATION & A PETITION (signed by four local residents) have been received raising the following concerns:- other residents, visitors and guests will be required to park on the south bound side of Cheddon Road which will severely restrict visibility for drivers emerging from Pyrland and St Georges Avenues; should permission be granted, double yellow lines be installed on Cheddon Road between these junctions in the interests of road safety; many school children, pedestrians and cyclists use the pavement; Cheddon Road is a busy narrow stretch of road used by school buses and coaches; Wellsprings Centre will create a further increase in traffic; the properties already have adequate garaging or parking facilities at the rear; all parking areas on Cheddon Road should be large enough to turn a vehicle around; the width of each house is more than a car length therefore on-street parking spaces will be lost; cars parked on both sides of Cheddon Road would block traffic; if permitted, it will push traffic into Pyrland Avenue which is already congested; road traffic havoc will be caused.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policy S2 requires that development must be of good design and that access arrangements be assessed to ensure that the proposal inter alia; reinforces the local character and distinctiveness of the area, including the street scene. Policy H19 requires that extensions to dwellings do not harm, inter alia: residential amenity; and the form and character of the dwelling.

ASSESSMENT

The demolition of front and side boundary walls does not require the benefit of planning permission, nor does the paving of the front gardens. In addition, there are numerous properties along Cheddon Road with vehicular access and accordingly with cars parked in front gardens. In visual amenity terms therefore, it would be inappropriate to recommend refusal. In road safety terms however, and having regard to the verbal recommendation of the County Highway Authority, the proposal is considered unacceptable.

RECOMMENDATION

Permission be REFUSED for the reason to be recommended by the County Highway Authority.

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: