

38/18/0432

MR A HAYES

Erection of 1 No. attached two storey dwelling with associated works in the garden adjacent to 28 Spencer Avenue, Taunton (resubmission of 38/18/0207)

Location: 28 SPENCER AVENUE, TAUNTON, TA2 6JP

Grid Reference: 322334.125792

Full Planning Permission

Recommendation

Recommended decision: Conditional Approval

Recommended Conditions (if applicable)

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A3) DrNo 2017041 001 Location & Block Plan

(A3) DrNo 2017041 003 Rev A Proposed Drawings, Floor Plans, Elevations

(A3) DrNo 2017041 004 Rev A Proposed Site Layout Plan

(A2) DrNo 2017041 005 Rev A Existing & Proposed Street Scene Layouts

Reason: For the avoidance of doubt and in the interests of proper planning.

Notes to Applicant

1. In accordance with paragraph 38 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the applicant and has negotiated amendments to the application to enable the grant of planning permission.

Proposal

The application proposes the erection of a three bedroomed dwelling in the form of

an extension to the existing terrace of two storey dwellings. The site is currently part of the side garden area of 28 Spencer Avenue. The new dwelling would be constructed in brick and render with a pitched tiled roof over. The materials would match the existing materials on the adjoining property. One car parking space is proposed with access taken from the access drive to the garage court to the rear of the site.

Amended plans have been received reducing the building footprint to mirror that of the adjoining property at 28 Spencer Avenue.

Site Description

The site lies within the established residential area of Taunton, within the settlement boundary. The site is surrounded by terraced two storey residential properties with small plots. A garage court with garaging for ten cars lies to the rear (south).

Relevant Planning History

38/02/0362 - Outline application for the erection of end of terrace dwelling - Refused - 10 October 2002

38/01/0462 - Erection of dwelling on land between 26 & 28 Spencer Avenue - Refused - 21 February 2002 - Dismissed on appeal - 3 January 2003

38/18/0207 - Erection of attached two storey dwelling with associated works - Refused - 14 August 2018

38/18/0427 - Erection of two storey side extension - current application

Consultation Responses

WARD COUNCILLOR - As one of the Ward Councillors I wish to lodge my objection to this application. It is in fact more or less the same as the one lodged previously and was at that time recommended for refusal. I did lodge my objection at that time, so wish to do the same again

SCC - TRANSPORT DEVELOPMENT GROUP - Standing advice applies

WESSEX WATER - No comments received

Representations Received

Sixteen representations have been received objecting to the proposal on the following grounds:

- lack of adequate space and over-development
- loss of privacy and increased overlooking
- difficulty in parking

- increased noise and traffic during construction
- impact on sewerage system
- detrimental to the open plan aspect of the area
- loss of light and air
- out of character and overall appearance of the residential area
- increase in car parking in the street
- access required to adjoining property for maintenance
- loss of views towards the Blackdown Hills

A petition objecting to the proposal and containing 14 signatures has also been received.

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for Taunton Deane comprises the Taunton Deane Core Strategy (2012), the Taunton Site Allocations and Development Management Plan (2016), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below.

CP4 - Housing,
DM1 - General requirements,
A1 - Parking Requirements,
D10 - Dwelling Sizes,
D12 - Amenity space,
D7 - Design quality,

Local finance considerations

Community Infrastructure Levy

Creation of dwelling is CIL liable.
Proposed dwelling measures approx. 84sqm.

The application is for residential development in Taunton where the Community Infrastructure Levy (CIL) is £70 per square metre. Based on current rates, the CIL receipt for this development is approximately £6000.00. With index linking this increases to approximately £8000.00.

New Homes Bonus

The development of this site would result in payment to the Council of the New Homes Bonus.

1 Year Payment

Taunton Deane Borough	£1079
Somerset County Council	£270

6 Year Payment

Taunton Deane Borough	£6474
Somerset County Council	£1619

Determining issues and considerations

The site lies within the established residential area of Taunton, within the defined settlement boundary. It is considered that the principle of development for residential purposes is acceptable.

Policy DM1 of the Core Strategy requires that the appearance and character of the street scene would not be unacceptably harmed by the development. Policy D7 requires that new housing creates a high standard of design quality and sense of place, by buildings which define and enhance the streets and spaces.

Amended plans indicate a built form with the same footprint as the existing dwelling and nearby properties.. It is considered that there is sufficient space within the curtilage of no.28 to accommodate an additional dwelling. Whilst the proposal would close the gap between the existing built form, it is considered that there is still sufficient distance between the proposal and the existing dwellings to retain the feeling of space. The accessway to the garage block provides a break between the built forms, with the proposed dwelling being approximately 12m from the front corner of the nearest property to the west. The proposed built form would result in a continuation of the existing terrace and would use materials to match. It is considered that the current application would not harm the character of the street scene.

Policy A1 requires a maximum of two car parking space for a three bedroomed dwelling. The application proposes one off street car parking space to the side, with access from the access driveway to the garage courtyard. There is sufficient space within the site to accommodate cycle and motorcycle parking. Given the location of the site in close proximity to essential services and access to alternative forms of transport it is considered that the proposal complies with the policy.

The amenity space is located primarily to the west is considered adequate for a dwelling of this size and complies with policy D12. The proposal complies with policy D10 in terms of room sizes within the dwelling. The concerns raised by local residents regarding the disruption during the construction are considered to be a temporary nuisance. Issues relating to noise and construction are dealt with under separate legislation.

It s considered that the proposed dwelling would not have an adverse impact in terms of overlooking or loss of privacy for existing residents. No windows are proposed on the side elevation at first floor level.

As stated above a previous application for an outline for an attached dwelling was refused and dismissed at appeal in 2003. Since that time the relevant policies have

been updated and the updates are considered significant enough allow the current application to be supported particularly in terms of making effective and efficient use of land in sustainable locations and adding to the housing stock. The current scheme has been revised reducing the size from the previous refusal and providing a suitable parking provision.

The proposal complies with the adopted policies and approval is recommended.

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

Contact Officer: Denise Grandfield