

38/12/0405

MRS T PAVEY

CONVERSION OF GARAGE TO PROVIDE ANCILLARY ACCOMMODATION AT 6 COMPTON CLOSE, TAUNTON

Grid Reference: 323055.125531

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

The proposal is considered not to have a detrimental impact upon visual or residential amenity and is therefore considered acceptable and, accordingly, does not conflict with Policy DM1 (General Requirements) of the Taunton Deane Core Strategy.

RECOMMENDED CONDITION(S) (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:

(A1) DrNo 2212_01 Existing and Proposed Plan and Elevations
(A4) DrNo 2212_02 Location Plan
(A4) DrNo 2212_03 Site Plan

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

3. The area allocated for parking on the submitted plan, drawing number 2212_03, shall be kept clear of obstruction at all times and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: To ensure that there is adequate space within the site for the parking of vehicles clear of the highway in accordance with Taunton Deane Local Plan Policy M4.

4. The accommodation to be provided within the development hereby permitted shall remain as permanent ancillary accommodation to the principal dwelling No. 6 Compton Close and shall be occupied only by persons of the same household. There shall be no subdivision of this single residential planning unit.

Reason: In the interests of highway safety in accordance with Somerset and Exmoor National Park Joint Structure Plan Review Policy 49.

Notes for compliance

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission.

PROPOSAL

It is proposed to convert an attached domestic garage into additional living accommodation for the existing house. The existing garage up-and-over door will be replaced with a window with matching brickwork below.

SITE DESCRIPTION AND HISTORY

The property is linked detached to the adjacent one by the existing garage. The main house is finished in brick and is rendered around the first floor windows above the brick soldier course. The garage is set back from the front of the house by 5.7 metres and the hard standing to the front adjoins the pavement that leads to the end of the cul-de-sac. The existing drive would remain unchanged at approximately 7 metres long. Opposite the property there is a children's play area. Although the Agent shows that there are two available parking spaces outside the garage the spaces are insufficient in size to meet the Highway Authority's requirements, therefore only one additional space could be used without overhanging the pavement.

Planning permission is required as a restrictive condition was imposed on the original planning permission 38/97/0088 for the dwellings at Compton Close that the garages can only be used for the parking of domestic vehicles.

The application is being presented to committee as the Agent is related to a member of staff.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - The proposed development represents no significant increase in terms of vehicle movements, therefore the principle of development is acceptable.

The site is situated along Compton Close a designated unclassified highway to

which a 30mph speed limit applies. It was noted from my site visit that vehicle speeds and traffic movements along Compton Close were low.

The proposed ancillary accommodation situated in place of the existing garage is to be used like that of an annexe, and would be ancillary to the main dwelling to be occupied only by members of the same household, and will not be treated as a separate unit of accommodation it maybe considered unreasonable to raise a highway objection.

Due to the ancillary nature it is considered that there will be no increase in traffic over and above the existing use as a single dwelling as there will be a number of shared trip patterns with the main dwelling. Furthermore, the site will retain adequate parking provision.

Representations

None received

PLANNING POLICIES

DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,

DETERMINING ISSUES AND CONSIDERATIONS

It is considered that the use of the garage as ancillary accommodation will have no adverse impact on the amenity of the adjacent neighbours and the replacement of the garage door with a window will no have an impact on the street scene. The Highway Authority have not raised any objection to the proposal providing the parking on the plan are kept clear of obstruction at all times, should not be used other than for the parking of vehicles and the accommodation provided should remain ancillary to 6 Compton Close. Appropriate conditions are proposed to address these issues.

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

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