

14/13/0036

MR S MANSFIELD

CHANGE OF USE OF ANNEXE TO PROVIDE HOLIDAY LETTING ACCOMMODATION AT THE OLD MILL, NORTH END, CREECH ST MICHAEL

Location: THE OLD MILL, NORTH END, CREECH ST MICHAEL, TAUNTON,
TA3 5EB

Grid Reference: 327321.126316

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

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 outbuilding shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main residence.

The site operator or owner shall maintain an up to date register of the names of all owners/occupiers of the building on the site and of their main home addresses, and the duration of their stay and shall make this information available at all reasonable time to the Local Planning Authority.

Reason: To prevent permanent occupation that would be contrary to neighbouring amenity and requiring permanent parking provision contrary to policy DM1 of the Core Strategy.

3. Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 ("the 1995 Order") (or any order revoking and re-enacting the 1995 Order) (with or without modification), no window/dormer windows shall be installed in the north elevation of the development hereby permitted without the further grant of planning permission.

Reason: To protect the amenities of adjoining residents in accordance with Policy S1(E) of the Taunton Deane Local Plan.

4. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (“the 1995 Order”) (or any order revoking and re-enacting the 1995 Order with or without modification), no alteration or extension of the parking area shall be carried out without separate planning permission being sought from the Local Planning Authority.

Reason: To control additional parking and avoid any adverse visual impact on the lane in accordance with Taunton Deane Core Strategy policy DM1.

5. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (“the 1995 Order”) (or any order revoking and re-enacting the 1995 Order with or without modification), no extension to the building other than those expressly authorised by this permission shall be carried out without the further grant of planning permission.

Reason: To prevent development that would alter the character of the outbuilding and to protect the character of the area in accordance with Policy DM1 of the Taunton Deane Core Strategy.

Notes to Applicant

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

The proposal is to change the use of the annex previously approved to a holiday use. The self contained one bed unit constructed of brick and stone is at the end of the garden of the existing dwelling.

SITE DESCRIPTION AND HISTORY

The proposal is a single storey building of brick and stone construction with a double roman tiled roof. It is sited at the end of the existing residential garden with an outlook into the site and backs onto the neighbour's boundary. A parking area in the form of a lay by exists in the lane outside.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

CREECH ST MICHAEL PARISH COUNCIL - The Parish resolved to raise no objection to holiday letting but to express concerns over car parking.

SCC - TRANSPORT DEVELOPMENT GROUP - Refer to standing advice.

Representations

8 letters of OBJECTION received which raise the following issues

- Lack of parking provision as layby provides only 2 spaces rather than 4 required by SCC parking strategy.
- The lane should be kept clear of parking.
- Guests may have more than one car
- The application is retrospective and there are already problems with parking.

1 letter of NO OBJECTION and advising there is a campaign against the scheme.

PLANNING POLICIES

NPPF - National Planning Policy Framework,
CP1 - TD CORE STRAT. CLIMATE CHANGE,
DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,
M4 - TDBCLP - Residential Parking Provision,

LOCAL FINANCE CONSIDERATIONS

The development of this site would not result in payment to the Council of the New Homes Bonus.

DETERMINING ISSUES AND CONSIDERATIONS

The main issues for the change of use to holiday let here are impact on local amenity and parking provision.

The property consists of a single storey one bed unit designed as an annex at the end of the existing garden. Windows in the property do not adversely affect neighbours and the main outlook is down the garden to the applicants' house. The use of the property as a small holiday unit as opposed to an annex is therefore not considered to harm the residential amenity of the surrounding properties.

The property is served by an existing layby which measures 7.7m and 4m deep. The applicant has shown that this can accommodate 3 vehicles. The Highway Authority raised no objection to the scheme for an annexe and has referred to standing advice on the current scheme. The County parking strategy provides for optimum parking provision and identifies the site as being in the amber zone. This would require up to 1.5 spaces for a one bed residential unit. The previous annex however would have generated traffic movements and the level of usage was not considered significant by the Highway Authority to warrant additional parking provision. The parking requirement in the Local Plan policy M4 is still a relevant policy and is not as strict in requiring provision as the County strategy. However there have been a number of local objections on the issue of parking provision, one considering that 4 spaces

should be provided. This level of provision is not considered appropriate and the issue is whether an additional space is required here to serve the holiday use. In light of the scale of the existing dwelling requiring two spaces and the holiday let clearly requiring a parking space I consider the provision of 3 parking spaces here is justified. This can be accommodated in the existing layby as indicated in photographs submitted by the applicant and consequently this level of provision is considered to satisfy the use and comply with the Local Plan policy requirement.

In light of the amenity issue and parking provision the development is considered acceptable subject to a condition re the holiday use.

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

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