

38/09/0184

MR P OSBOURNE

**CONVERSION OF HOUSE INTO TWO SELF CONTAINED FLATS AT 19 WILLIAM STREET, TAUNTON AS AMENDED BY REVISED DRAWING 192/02/PO3 REV B RECEIVED 8TH JULY 2009**

322543.125589

Full Planning Permission

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**PROPOSAL**

19 William Street is a buff brick and slate dwelling, set within a row of regimented terraces. It is separated from the pavement by a small garden/yard area with a low brick wall to the front. There is a similar row of terraces opposite. At the bottom of the street is a taxi business, otherwise all properties appear to be residential.

This application seeks permission for the conversion of the dwelling to two one bedroom flats. No external alterations are proposed to the dwelling and both flats will be accessed via the existing front door. Bin storage for both flats and lockable cycle storage for the ground floor flat will be provided in the front garden/yard area and the cycle storage to the first floor flat will be provided inside the front door.

**CONSULTATION AND REPRESENTATION RESPONSES**

**Consultees**

*SOMERSET COUNTY COUNCIL - TRANSPORT DEVELOPMENT GROUP* - The proposal is located in close proximity to Taunton town centre and all the services and facilities provided therein. As such, car free development is considered to be acceptable in this location. No objection.

*Taunton - No PARISHES* -

*WESSEX WATER* - States surface water should not be discharged to foul sewer. Highlights need to agree connection to systems and not building within 3 metres of a public sewer and diversionary/protection works to uncharted sewers/water mains.

**Representations**

6 letters of objection received on the grounds of:

- "Nightmare" parking situation.
- There are already three houses in the street that have been converted causing extra parking problems.
- Turning a house into 2 flats could bring up to 4 extra cars making parking even worse.
- Very close to getting a permit scheme and requests that the permit situation is resolved before any decision is made.

- Noise pollution.
- Concerns that street will be turned into a ghetto.
- Conversions take away the appearance of a nice family house.

Other non-planning issues also raised including vandalism from a halfway house situated at the end of the street, devaluing of property, builders have been in street for past 18 months with several additional vehicles causing havoc, people park in street then go off on the train for a week or go off to work, query what fire regulations would be used, query whether Taunton needs more 1 bed flats,

A petition containing 30 signatures has been received stating “We the residents of William Street are opposed to anymore conversions of flats due to extra parking, noise pollution and devaluing of property.”

## **PLANNING POLICIES**

S1 - TDBCLP - General Requirements,  
S2 - TDBCLP - Design,  
M4 - TDBCLP - Residential Parking Provision,

## **DETERMINING ISSUES AND CONSIDERATIONS**

The site lies in close proximity to the town centre, with easy access to adequate services and facilities. It is therefore an appropriate location for a car free development and sufficient cycle storage is provided, in accordance with policy M4. This is considered an acceptable location for flats and there is evidence of other flats in the area. The proposed bin storage in the front garden/yard area is not an ideal location, however, it is important to note that numerous properties along William Street already store bins in this location. The additional bins are not deemed to result in harm to the visual amenity of the street scene.

No changes are proposed to the building and therefore there will be no impact on the street scene or the surrounding area. As there will be no alterations to window openings, there will be no increased overlooking of neighbouring properties. The use of the property as two flats is not considered to result in a significant increase in noise and disturbance beyond the use of the property and one dwelling. As such, there will be no material adverse impact on the residential amenities of neighbouring properties.

Whilst Wessex Water have stated that surface water should not be discharged to the foul sewer, it is important to note that no external alterations are proposed and therefore the conversion of the dwelling into two units will not result in a change to surface water. As no extensions are proposed, the notes regarding not building within 3 metres of a public sewer and diversionary/protection works to uncharted sewers/water mains are not deemed relevant to this application.

## **RECOMMENDATION AND REASON(S)**

Recommended Decision:

The proposed flats are considered an appropriate use in this location, which is

acceptable as a car free development due to its close proximity to the town centre facilities. Cycle storage will be provided to encourage sustainable transport methods. The proposal will have no adverse impact on the street scene or surrounding area and will not result in harm to the amenities of the occupiers of neighbouring properties. As such, the proposal is in accordance with Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design) and M4 (Residential Parking Provision).

### **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 approved shall not be brought into use until the cycle facilities and bin storage has been made available within the site in accordance with the details received 8th July 2009 by the Local Planning Authority. This storage shall thereafter remain available and not be used for any purpose, other than for the storage of bins and cycles in connection with the development hereby permitted.

Reason: To provide for the parking and storage of bicycles, in order to promote sustainable travel, in accordance with Taunton Deane Local Plan Policies M4 and S1(B).

### Notes for compliance

- . The development is located within a foul and surface water sewered area and there are water mains within the vicinity of the proposal. It will be necessary, if required, for the developer to agree a point of connection onto the system for water supply and for the satisfactory disposal of foul flows generated.

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.**

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