

24/2003/040

V J IMRIE

**CONVERSION OF BUNGALOW TO FORM TWO BUNGALOWS AT THE MEADOWS,
1 WHITE STREET, NORTH CURRY.**

32468/25197

FULL PERMISSION

PROPOSAL

This proposal is for the conversion of one large detached bungalow into two, three bed-roomed bungalows. The proposal would involve the conversion of the current garage to provide a bedroom and kitchen for one of the dwellings and two new garages would be provided on the site to provide one parking space per dwelling. The drive and turning area to the front of the bungalows would be kept clear to allow access to the garages and to ensure cars can leave the site in a forward gear. The site lies in a semi rural location on the outskirts of North Curry and has open fields to the north and east. To the southeast of the site lies Barton way, a group of 15 bungalows. The site is accessed off a shared drive that serves No. 2 White Street and the Meadows bungalow.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY recommend refusal of the application, The existing visibility splays are inadequate and provide visibility of 2 m x 25 m instead of 2 m x 90 m as is required. Increased use of the access would result in a danger to highway safety. In addition the driveway is only 3 m in width, which is too narrow for two cars to pass, and it is considered that the proposal would result in additional conflicting traffic movements that would be prejudicial to road safety

NORTH CURRY PARISH COUNCIL supports the application.

2 LETTERS OF SUPPORT have been received, including one from Councillor P Stone, raising the following points: - the existing property is large and its conversion would have little impact on neighbouring residents; the access is adequate to serve the dwellings and is much better than many others within the village; the conversion will result in two relatively lower value dwellings that are to be welcomed in the area; there should be no overall increase in the height of the building; there should be no clear windows on the elevation facing the neighbouring dwelling; the boundaries should all be maintained by the owners of the dwellings; each household using the access should have to contribute equally, to its maintenance.

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review the following policies apply: - STR1 requiring proposals to be a sustainable development, of high quality, good design and locally distinctive. STR3 identifies rural centres and villages as focal points for social and community activity; identifies settlements that act as focal centres for employment, shopping, social and community activity as rural centres and settlements with limited local services as villages. Policy 49 requires development proposals to be compatible with the road network or, if not, to provide an acceptable improvement.

Taunton Deane Local Plan Revised Deposit the following policies apply:- S1 governing the general requirements of all development; criteria (A) additional road traffic would not lead to overloading of access roads or road safety problems; (B) the accessibility of the site for public transport, walking, cycling and pedestrians would minimise the need to use the car; (D) requires that the appearance and character of the street scene would not be harmed as a result of the development; (F) the health, safety or amenity of any occupants or users of the development will not be harmed by any pollution or nuisance arising from an existing or committed use; S7 identifies North Curry as a village where small scale development, supporting the social and economic viability, maintaining or enhancing the environmental quality and not resulting in a significant increase in car travel, is acceptable; M3a requires adequate parking for residential.

ASSESSMENT

The proposed conversion is within the settlement limits of North Curry where the principal of an additional dwelling is acceptable subject to the details. The bungalow has an "L" shaped form and would be subdivided to provide a semi-detached pair of bungalows. The proposal would be likely to result in a slight increase in domestic activity in and around the site but I do not consider that this would be materially detrimental to the current amenity of neighbouring residents. Only one garage for each dwelling has been proposed (In the event that the access to the site was acceptable then this detail could be amended to provide two parking spaces per dwelling). Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review and Taunton Deane Local Plan Revised Deposit Policy S1 (A), require that new development has adequate access onto the existing highway infrastructure and that additional road traffic would not lead to overloading of access roads or be detrimental to road safety. The County Highway Authority have advised that the access onto White Street and the width of the existing would be inadequate to serve the additional traffic likely to be generated by the extra dwelling. The existing dwelling is very large and would generate additional traffic if used to capacity. Taking this into account, it is not considered that there would be a material increase in the amount of traffic resulting from a sub-division of the property. Proposal considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, turning area, 4 parking spaces.

REASON(S) FOR RECOMMENDATION: The proposal would be within the settlement limits of North Curry where additional dwellings are considered to be acceptable in accordance with Taunton Deane Local Plan Revised Deposit Policy S7. It is also considered that there would be no material harm to highway safety in accordance with the requirements of Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review and Policy S1 (A) of the Taunton Deane Local Plan Revised Deposit.

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: