

14/2006/040

MR M RODEN

CONVERSION OF DWELLING TO TWO FLATS AND PROVISION OF ACCESS AND PARKING AT 35 TRISTRAM DRIVE, CREECH ST MICHAEL

327130/125702

FULL

PROPOSAL

The site consists of a two storey semi-detached property with garage and parking to the rear. The property is situated in a residential estate to the south of Hyde Lane. The proposal is for a change of use from a single dwelling house to 2 No. one bedroomed flats. The proposal does not involve any external alterations to the property. Flat 1 will have a new vehicle access and parking space created alongside the existing access. Flat 2 will retain the existing garage and parking space.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY recommend conditions of; one garage and one parking space plus access for each unit; installation of dropped kerbs; adequate disposal of surface water.

PARISH COUNCIL objects on grounds of overdevelopment, increasing parking and traffic problems.

ONE LETTER OF OBJECTION has been received raising the following issues:- concerned with additional car parking.

POLICY CONTEXT

Taunton Deane Local Plan Policy S1 General requirements. Policy H2 (E) Housing within classified settlements. Housing development will be permitted provided that small scale schemes in existing residential areas will increase the development density of these areas without individually or cumulatively eroding their character of residential amenity. Policy H4 Self contained accommodation. The conversion of houses to form flats will be permitted if they confirm with Policy H2. M4 Residential parking requirements.

ASSESSMENT

The proposed development involves no external alteration and as such is considered to have no adverse impacts on residential or visual amenity. The increase in housing density in this area is supported in the Local Plan and the conversion from one to two units does not constitute over-development. The main concern in respect to the application is the access requirements and parking provision. The development proposes three parking spaces in total (including the existing garage). This meets the Local Plan requirements of no more than an average of 1.5 spaces

per unit. A requirement of two spaces per unit is considered excessive in this instance, as each flat only has one bedroom. It is however thought necessary for each unit to have provision for the parking of one bicycle in addition to the parking provision shown on the submitted plan.

The proposal is considered acceptable subject to relevant conditions on; 3 car parking spaces and 2 cycle parking spaces being provided in total; disposal of surface water; installation of dropped kerb.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, parking, cycle parking, access and dispersal of surface water.

REASON(S) FOR RECOMMENDATION:- The proposal complies with Taunton Deane Local Plan Policies S1, S2, H2, H4 and M4.

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: