

38/14/0357

GABLES PROPERTY MANAGEMENT LTD

CONVERSION OF DWELLING INTO FIVE SELF CONTAINED UNITS AT 16 VICTORIA STREET, TAUNTON.

Location: 16 VICTORIA STREET, TAUNTON, TA1 3JB

Grid Reference: 323596.12453

Full Planning Permission

RECOMMENDATION AND REASON(S)

Subject to the receipt of an elevation drawing showing the proposed replacement windows, and agreed with the Planning Authority, permission be granted.

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 development hereby permitted shall be carried out in accordance with the following approved plans:

(A3) DrNo 5028_01C Proposed Floor Plans
(A3) DrNo 5028_02 Existing Floor Plans
(A4) DrNo 5028_03 Location Plan
(A4) DrNo 5028_04A Site Plan

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

3. Lockable cycle and bin storage, as indicated on the illustrative plan submitted, shall be provided on site prior to occupation of the flats hereby permitted, and shall thereafter be retained for those purposes, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate facilities exist for the future residents of the site, in accordance with policies DM1 of the Taunton Deane Core Strategy and Saved Policy M5 of the Taunton Deane Local Plan.

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 comprises the conversion of a three storey dwelling into five flats; one larger flat on the ground floor, two flats on the first and second floor. The only external alterations proposed are to replace the timber windows with UPVc.

An amenity area for bin/cycle storage is available within the rear garden and is accessed via a garage that has an entrance on Queen Street; additional cycle storage can be provided within the large communal entrance/hallway.

SITE DESCRIPTION AND HISTORY

The three storey stone dwelling forms part of a larger dwelling that has previously been divided to create two separate dwellings; the adjoining dwelling has already been converted into flats. The other adjoining property is a two storey brick dwelling. The property has a garden to the rear that has direct access to a garage that is accessed via Queen Street.

The property is sited in Victoria Street, which is predominately a residential area on the edge of the town and within close proximity to East Reach.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

COMMUNITY INFRASTRUCTURE LEVY (CIL) OFFICER - If existing dwelling within lawful use there will be no CIL liability. If not lawful use, a CIL rate of £70 per sqm would apply and a total of £13,300 would be liable.

Representations

None received.

PLANNING POLICIES

DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,
M4 - TDBCLP - Residential Parking Provision,
M5 - TDBCLP - Cycling,

LOCAL FINANCE CONSIDERATIONS

The development of this site would result in payment to the Council of the New Homes Bonus.

1 Year Payment

Taunton Deane Borough Council (Lower Tier Authority) £4316

Somerset County Council (Upper Tier Authority) £1079

6 Year Payment

Taunton Deane Borough Council (Lower Tier Authority) £25898

Somerset County Council (Upper Tier Authority) £6474

DETERMINING ISSUES AND CONSIDERATIONS

Principle of development.

The proposed flats are located close to the town centre, close to facilities, shops and public transport. As such, this is a suitable location for the use. The proposal will provide storage areas for bin and cycles and an amenity space for each dwelling. The proposal is therefore considered to provide the necessary amenities and facilities required for the proposal.

Highways

The proposed flats will be located within an area close to the town centre, its facilities, public transport and public car parks. The Somerset Parking Strategy would normally require an optimum level of parking of 1 space per bedroom, though lower levels of parking provision can be considered in sustainable locations and by type of development. As such, car free development is acceptable in this location.

A covered, lockable cycle store is proposed within the garden of each flat.

Other matters

An elevation drawing has been requested to show the proposed changes to the windows on the front elevation. The use of UPVc would be acceptable in this location and the adjoining property also has UPVc windows. The elevation drawings will confirm that the windows will reflect similar details from the existing timber sash windows.

Conclusion

The proposal is sited in a suitable and sustainable location for flats and the dwelling can be converted without any detrimental harm to the visual or residential amenity of the area. The proposal is therefore considered acceptable and recommended for approval.

In preparing this report the Planning Officer has considered fully the

implications and requirements of the Human Rights Act 1998.

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