

08/2006/011

VICKI MOORE

CONVERSION OF GARAGE TO PLAYROOM AND ERECTION OF CONSERVATORY TO REAR OF 50 STANDFAST PLACE, NERROLS FARM, TAUNTON

324059/126686

FULL

PROPOSAL

The site consists of a two storey end of terrace dwelling with a garage attached to the side. The property is for conversion of the garage to ancillary accommodation and erection of a conservatory to the rear of the garage. The conservatory will run along the side of the existing dwelling and have a maximum height of 3 m. The conversion of the garage involves replacing the garage door with a window on the front elevation.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY recommend refusal on the grounds that the proposal would result in the loss of vehicle parking facilities and would thereafter encourage parking on the highway with consequent risk of additional hazards to all users of the road.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1 – General Requirements, S2 – Design, H17 – supports extensions to dwelling provided they do not harm; the residential amenities of surrounding properties or the site, the form and character of the dwelling are subservient to it in scale and design, M4 – the residential parking requirements are a maximum of 1.5 spaces per dwelling.

ASSESSMENT

The proposed conversion and conservatory would not result in any adverse impact upon the amenities of surrounding residential properties. Both the design of the conservatory and the alterations to the front elevation of the garage are in keeping with the design of the house.

The main concern in respect of this application is the loss of parking facilities and the resulting impact on highway safety. The highways officer has reported that the paved parking area to the front of the dwelling forms part of the area to be adopted by highways and cannot therefore be a designated parking space for the dwelling. One parking space can be provided in front of the existing garage, which will not be adopted by highways. There are several criteria which need to be considered in respect to this. Firstly, the road is a no through road and there is no passing traffic. Secondly, it is expected that residents/visitors will park on the paved areas in front of

the dwellings and general parking for the area serve the group of dwellings within the cul-de-sac. This being the case it is unreasonable to insist upon two off-road parking spaces in this instance. Thirdly, many of the garages within this group of dwellings are not attached to the relevant dwelling and are in a block layout. Therefore approval of this application would not set an undesirable precedent of similar proposals within this particular locality.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit and material.

REASON(S) FOR RECOMMENDATION:- The proposed development would harm neither visual nor residential amenity, nor would it be damaging to the character of the main dwelling. Accordingly, the proposal does not conflict with Taunton Deane Local Plan Policies S1, S2, H17 and H18.

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: