

10/2006/007

MR M NEWMAN

**SUBDIVISION TO FORM TWO DWELLINGS AT THE POST OFFICE,
CHURCHINFORD**

321286/112597

FULL

PROPOSAL

The proposal is to subdivide the existing accommodation at the Post Office to two separate units. Internally the accommodation is already separate with two staircases.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the village of Churchinford, has a post office, doctors surgery however it does not accommodate sufficient services and facilities, such as, education, employment, retail and leisure, and the public transport services within the village are infrequent. As a consequence, occupiers of the new development are likely to be dependant on private vehicles for most of their daily needs. Such fostering of growth in the need to travel would be contrary to government advice. Notwithstanding the aforementioned comments, it must be a matter for the Local Planning Authority to decide whether the re-use and/or any other overriding planning need, outweighs the transport policies that seek to reduce reliance on the private car. In detail the proposal seeks to sub-divide an existing dwelling into two dwellings. There is no information on the submitted plans showing details of parking for the proposed dwelling and it is considered that a new dwelling will result in additional traffic above the existing single dwelling. Therefore in the absence of adequate off street parking I would recommend that this application be refused on highway grounds for the following reason:- The proposed development would be likely to encourage the parking of vehicles on the public highway which would interrupt the free. flow of traffic and thereby add to the hazards of road users at this point.

PARISH COUNCIL have no objections to the proposal.

POLICY CONTEXT

Somerset & Exmoor National Park Joint Structure Plan Review Policies STR1 – Sustainable Development, STR5 – Development in Rural Centres and Villages, Policy3 – Areas of Outstanding Natural Beauty, Policy48 – Access and Parking.

Taunton Deane Local Plan Policies S1 – General Requirements, H2 – Housing in Settlements, H4 – Self-contained Accommodation, M4 – Parking .

ASSESSMENT

The proposal seeks to subdivide an existing property to provide an additional small unit of accommodation in the centre of the village. The proposal is not considered to have any adverse amenity impact on neighbours. Any future extension on the rear may have such an impact and it is therefore considered appropriate to remove permitted development rights here. The property fronts the road and there is no off street parking available. Notwithstanding the comments of the Highway Authority the site is considered to be a sustainable location on a bus route and the key issue here therefore is the availability of parking. There is already on street parking occurring in this location and the Highway Authority has objected on the basis of additional parking causing a hazard in this location.

The Parish Council raise no objection and on balance it is not considered that the lack of an additional parking space here would warrant refusal of the application given the existing situation in the area. The proposal is therefore considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit and removal of extension rights.

REASON(S) FOR RECOMMENDATION:- The proposal is not considered to adversely affect highway safety and to comply with Taunton Deane Local Plan Policies S1 and H2.

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: