

24/2008/005

MR R CRIDGE

**CONVERSION AND EXTENSION WORKS TO GARAGE TO FORM A DWELLING HOUSE, LAND AT THE JUNCTION OF GREENWAY AND WINDMILL HILL, NORTH CURRY (AMENDED DESIGN) FURTHER AMENDED BY LETTER DATED 17<sup>TH</sup> MARCH AND ACCOMPANYING PLANS, PLANS RECEIVED 26 MARCH 2008, EMAIL DATED 27TH APRIL, AND EMAIL DATED 9TH MAY WITH PLANS RCNCDH1 REV3 AND RCNCDH2 REV2.**

331842/125088

FULL

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## **PROPOSAL**

The site is at the junction of Greenway and Windmill Hill; it was apparently once part of 2 Windmill Hill (Lanes Cottage). Currently there is a garage with the vehicular access to its rear from adjacent to no. 2 Greenway. The current application is to convert the building with extension works into a four bedroomed dwelling and to construct a single garage to the rear of two parking spaces being to the south of the dwelling, adjacent to No 2 Greenway. The main upper-floor windows face north towards the front of the Methodist Church, and the master bedroom window would face south towards no 2 Greenway. The ensuite, bed 4 and bathroom windows facing west towards No 2 Windmill Hill are shown as obscure glazing. The medical centre, which lies on the opposite side of Greenway is located at a higher level such that its windows appear to be at approx. first floor level. The east facing upper floor of the proposal has obscure glazed landing windows facing the medical centre. There is no pavement alongside the buildings on this part of the west side of Greenway. The occupiers of the adjacent property, 2 Greenway, have demolished the front part of their garage and now have two parking spaces immediately to the rear of the highway edge.

A previous application for conversion and extension for a four bedroomed dwelling with guest rooms in the roof, included east and west facing windows and a layout which would have resulted in substantial overlooking and loss of privacy to the two adjacent properties. This also included part of the structure, which came forward towards the highway, restricting visibility. This application was withdrawn prior to decision.

## **CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAYS AUTHORITY - recommends refusal on the basis that the proposal does not incorporate turning facilities to enable a vehicle to enter and leave the highway in forward gear that is essential to highway safety.

In respect of the plan for a turntable, still objects to the proposal as turntables are deemed unacceptable by the Highways Authority.

COUNTY ARCHAEOLOGIST – no objections.

WESSEX WATER - advises

- The development is located within a foul sewer area. It will be necessary for the developer to agree a point of connection onto the system for the satisfactory disposal of foul flows generated by the proposal. This can be agreed at the detailed design stage.
- With respect to water supply, there are water mains within the vicinity of the proposal. Again, connection can be agreed at the design stage.
- It is recommended that the developer should agree with Wessex Water, prior to the commencement of any works on site, a connection onto Wessex Water infrastructure.

DRAINAGE OFFICER - note re soakaways.

CONSERVATION OFFICER - (comparing to the previous application) there is a beneficial reduction in total mass of the proposed dwelling and the setting back of the garage so as not to impede the view of No 2 Greenway; the introduction of fenestration to the North gable end positively livens up that façade. These are positive steps forward from the previous plans submitted. There are significant improvements, which would make the application supportable. Suggests a lower roofline; that the 'blocked in' windows to eastern elevation be removed; have lower set windows to help the massing; that the windows currently are too 'horizontal' whereas the traditional style is larger sash window; traditional barge boards are present on the two adjacent dwellings, and should be used on the proposed; the boundary treatment has potential for improvement, suggests a medium height wall with greenery above.

PARISH COUNCIL – objects on grounds that the proposed building is too large and will have a visual impact on the surrounding area; there will be overlooking in three directions; there is inadequate parking and no turning space.

5 LETTERS OF OBJECTION - the bulk and scale is still large in relation to the site; overdevelopment; the seller of No 2 Windmill Hill was advised that only a bungalow would be allowed, a bungalow would be more suited to the site and provide privacy; the garden is too small for children; there will be children's play equipment adjacent to the neighbouring sitting out area/small garden; shared drainage, will need to continue to have access for maintenance etc.; no garden and no road access; the subdivision of the land forming Lane Cottage and this site was allowed with no discussion with the Parish Council or the Borough Council; adversely affects the character of Lane Cottage; the character of the village will be changed for the worse; overlooking/loss of privacy to the health clinic and neighbouring properties; pollution, noise level and traffic volume will increase; a dangerous corner for traffic and pedestrians will be made worse; this sort of suburbanisation needs to be prevented, and village character retained; a house would dominate the streetscene, a bungalow would be more appropriate; there is a busy junction with vehicles coming out blind on their left hand side; any cars parked here would cause further obstruction and problems; patients in the health centre will be worried that residents will be able to see them; all the windows should face the other way, and the dwelling should be reduced to single storey to reduce overlooking; a poor design would compromise the street scene.

## **POLICY CONTEXT**

PPS1 Delivering Sustainable Development, PPS3 Housing, PPG15 Planning and the historic environment.

Taunton Deane Local Plan Policies - S1 General Requirements, S2 Design, M4 Residential Parking Provision.

## **ASSESSMENT**

The site is within the settlement limits and Conservation Area of North Curry. The proposal is for a conversion of an existing single storey garage building at a prominent junction within the Village. The North Curry Conservation Area Appraisal Document identifies this building as one of three buildings in the Conservation Area which is a 'negative building', thus conversion/development should be encouraged. The proposal is for conversion/extension works to form a new dwelling is considered to be a more appropriate building than the current building. In terms of the County Highways Authority views, the occupiers of the adjacent property, 2 Greenway, have two parking spaces immediately to the rear of the highway edge. Although the current application site is closer to the junction, it is considered that the proposal for a turntable will overcome the issue of coming out in forward gear. Whilst the County Highways Authority Officer objects to this concept it appears an appropriate way to achieve the type of scheme, which in overall terms will benefit the site. The removal of the forward projection of the original building helps in visibility terms.

The design has taken account of the location in relation to the two adjacent residential properties of 2 Windmill Hill and 2 Greenway, such that there are no longer bedroom windows facing the garden areas of these dwellings. The upper floor west facing windows will be obscure glass, with one bedroom facing the flank wall of 2 Greenway in such a position so as not to cause overlooking. The medical centre staff have concerns about overlooking to the consulting rooms. The existing building is very apparent from these rooms and the concerns about overlooking and loss of privacy have been mitigated by the agent such that there are no upper floor bedroom windows facing the Centre, and the landing windows will be obscure glass. There will be a ground floor window to window situation, the distance being approx.16m. It is not considered appropriate to seek obscure glass in the ground floor windows of the proposed dwelling.

In terms of height, the building will be at a prominent location within the Conservation Area and Village as a whole and a 'statement' building of some height is considered preferable to a single storey building on this occasion. Whilst the Conservation Officer is seeking a further lowering of the roof, this is not considered to be essential given the other points such as windows and barge boards the agent is altering. The subdivision of the original 'plot' does not require planning permission, and thus would not have been considered by the Parish Council or Local Planning Authority. Small gardens are often characteristic for village centres. The proposal, which will remove a 'negative' element in the street scene, is considered to outweigh any possible potential for increase in activity, noise and disturbance etc. The proposal as amended is considered will have a positive impact on the character of the Conservation Area and Village.

## **RECOMMENDATION**

Subject to the receipt of amended plans revising the window design and barge boards, the Development Manager be authorised to determine in consultation with the Chair/Vice Chair and permission be granted subject to time, materials, landscaping, timber window frames, parking retained, details of level of turntable, private vehicles, restrict PD rights, no further windows. Notes from Wessex Water and Drainage Officer.

## **REASON(S) FOR RECOMMENDATION:-**

It is considered that the proposed dwelling will have a positive impact on the character of the Conservation Area and the immediate area, and this outweighs the potential issues with highway safety and would not have a detrimental effect on the amenities of the adjoining residents or area, and complies with PPS3, PPG15 and Taunton Deane Local Plan Policies S1, S2 and M4.

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.**

**CONTACT OFFICER: 356460 MS K MARLOW (MON/TUES ONLY)**

NOTES: