

38/2005/003

HATTON HOTELS GROUP SERVICES

CHANGE OF USE OF DWELLING TO ADDITIONAL HOTEL BEDROOMS AND ERECTION OF NEW BUILDING TO PROVIDE ADDITIONAL HOTEL BEDROOMS, CORNER HOUSE HOTEL, PARK STREET AND 4 WELLINGTON ROAD, TAUNTON AS AMENDED BY AGENTS LETTER DATED 21ST JANUARY, 2005 AND DRAWING NO. A978/20.03A AND AGENTS LETTER DATED 18TH FEBRUARY, 2005 AND ACCOMPANYING PLAN NO. A978/10.01 REV A AND SITE PLAN

22166/24412

FULL PERMISSION

PROPOSAL

The proposal comprises the change of use of No. 4 Wellington Road, a Grade II C19th terraced listed building, from a dwelling to an additional 9 bedrooms for the adjoining Corner House Hotel. Also proposed is the erection of a detached two storey building to the rear of the hotel to provide an additional 4 bedrooms. The existing car park to the rear, of 28 No. spaces, would be reduced to 25 No. spaces, in order to accommodate the new building. The Corner House Hotel is also a Grade II listed building.

This planning application is accompanied by listed building application No. 38/2005/004LB.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the proposals will result in the loss of five on-site car parking spaces yet it could be argued the development would not require additional parking. However, given the guidance in PPG3 and the fact that a public car park is located nearby (opposite Tesco), I do not propose to raise a highway objection.

ENVIRONMENTAL HEALTH OFFICER no observations.

4 LETTER OF OBJECTION have been received on the following grounds:- the proposal constitutes an over-development of the site; more car parking should be provided, not less; the blocking of access by unauthorised parking would result in dangers in respect of fire; the new building would partially block access; builders vehicles would create road danger, particularly during certain hours; and the drainage system would not be able to cope with the additional development.

POLICY CONTEXT

Policies S1 and S2 of the Taunton Deane Local Plan seek to safeguard, inter alia, the character of buildings, visual and residential amenity and road safety. Policy EN15 accepts development within Conservation Areas where it would preserve or enhance their character. Policy EN17 seeks to safeguard the setting of listed buildings. Policies M1, M2 and M3 address the issue of car parking and effectively seek to apply greater restraint to car use, by, for example, restricting the number of car parking spaces.

ASSESSMENT

It is not considered that either visual or residential amenity would be adversely affected, nor the character and appearance of the Conservation Area, and nor the setting of the Corner House Hotel. The major issue of concern with objectors concerns parking, and which there would be a clear reduction in the total number of available on-site spaces, a key objective of local plan car parking policies is to encourage a wider range of alternatives to car travel, particularly within the urban area of Taunton, in order to promote a more sustainable and safe system of transport. Accordingly, the emphasis is on providing a maximum number of spaces and not a minimum, and on this basis it would be wholly unjustifiable to resist the proposal in terms of inadequate car parking.

RECOMMENDATION

Permission be GRANTED subject to conditions of time, materials, recessed windows and hard landscaping.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect visual or residential amenity, the character or appearance of the designated Conservation Area, the setting of the listed buildings, nor road safety. Accordingly the proposal does not conflict with Taunton Deane Local Plan Policies S1, S2, EN15, EN17 ,M1, M2 and M3 (Revised Deposit numbering).

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: