

38/14/0371

MR S HICKIE

CHANGE OF USE OF SECOND FLOOR OFFICE TO RESIDENTIAL FLAT AT 2 MIDDLE STREET, TAUNTON

Location: FRONT WEST SECOND FLOOR, RAGLAN HOUSE, 2 MIDDLE STREET, TAUNTON, TA1 1SH

Grid Reference: 322948.12478 Full Planning Permission

RECOMMENDATION AND REASON(S)

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:

(A4) DrNo 5030_P_01 Location Plan

(A4) DrNo 5030_P_02 Rev A Site Plan

(A2) DrNo 5030_P_03 Existing and Proposed Floor Plans

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

3. The parking space shown on drawing 5030_P_02 Rev A shall be made available prior to the residential unit hereby permitted being brought into use and shall thereafter only be used in connection with the development hereby permitted.

Reason: In the interests of highway safety.

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

2 Middle Street is a brick and slate listed building within a row of similar style properties, also listed. The row consists of a mix of residential and commercial properties with small garden/gravel areas to the front. A garage lies opposite. The building is currently used as offices and there is a yard area and parking area to the rear. The site lies just outside of the Taunton Town Centre boundary and within the Conservation Area and Area of High Archaeological Potential.

This application seeks planning permission to change the second floor to a 2 bedroom residential unit. No external alterations are proposed and the ground and first floor would remain as offices. A car parking space within the yard to the rear would be made available for the proposed residential unit. An application for Listed Building Consent is also currently being considered.

This application comes before committee as the agent is related to a member of staff.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

COMMUNITY INFRASTRUCTURE LEVY OFFICER - Measurements taken from plans held on file. No additional floorspace created. If existing office in lawful use, no CIL liability. If not in lawful use, CIL liability £4,480 (Rate £70 per sqm)

Representations

None

PLANNING POLICIES

DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,
CP1 - TD CORE STRAT. CLIMATE CHANGE,
SP1 - TD CORE STRATEGY SUSTAINABLE DEVELOPMENT LOCATIONS,

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) £1,079

Somerset County Council (Upper Tier Authority) £270

6 Year Payment

Taunton Deane Borough Council (Lower Tier Authority) £6,474

Somerset County Council (Upper Tier Authority) £1,619

DETERMINING ISSUES AND CONSIDERATIONS

The surrounding area is predominantly residential and the principle of a further residential unit in this location is therefore acceptable. Whilst the loss of part of a commercial unit is noted, it is within a predominantly residential area, outside of the town centre boundary and it is important to note that the other two floors would continue in office use.

The proposal would not involve external alterations to the building and would not therefore result in any adverse impact on the appearance of the listed building, its contribution to the terrace of listed properties or to the Conservation Area and street scene as a whole.

There are no new windows proposed and the use of the property as residential is not considered to result in increased overlooking of neighbouring properties beyond the current situation.

Whilst the site lies within an Area of High Archaeological Potential, there are no excavations or any other changes proposed to the ground and therefore no adverse impact on archaeology.

The site lies in close proximity to the town centre, with easy access to adequate services and facilities. One car parking space is proposed to serve the property and this is considered sufficient in view of its location. The receipt of the New Homes Bonus is noted, however, it is considered that this matter carries very limited weight in this case.

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

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