

38/10/0064

MR H DHILLON

**CHANGE OF USE FROM 2 FLATS TO SINGLE DWELLING AND 2 FLATS AT 2A SALISBURY STREET, TAUNTON**

322517.126011

Full Planning Permission

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**PROPOSAL**

The existing building comprises two terraced properties that have been converted into two 2-bed flats. The proposal is to convert these flats to a 2-bed dwelling and two 1-bed flats.

The new dwelling will have access to a rear garden for bin/cycle storage etc and a small front garden. The new flats will only have access to a small front garden for bin storage, cycle storage is proposed within the building.

Externally the building will retain the appearance of two terraced properties. Two new first floor windows are proposed to the rear and it is proposed to brick up a first floor side window.

The application is presented to the Planning Committee as the agent is related to a member of staff.

**SITE DESCRIPTION AND HISTORY**

The existing properties form the an end terrace and adjoining dwelling within Salisbury Street, which is located close to the town centre. A take-away is next to the end terrace.

The area is predominately terrace properties with new flats/dwellings built on the site of the former Cottage Inn at Kingston Road. Motor vehicles are parked on the road.

**CONSULTATION AND REPRESENTATION RESPONSES**

**Consultees**

*SCC - TRANSPORT DEVELOPMENT GROUP* - Objects to proposal.

Flats are considered acceptable and are likely to remain car free in close proximity to town centre services and facilities. Concerns over dwelling and it is likely occupiers will be car owners. Salisbury Street is not a parking permit area. Salisbury Street is already at capacity with vehicles on highway, proposed dwelling would exacerbate situation.

*COMMUNITY ARTS OFFICER* - None received.

**Representations**

## ONE LETTER OF REPRESENTATION: -

- flats previously let to students in 2009;
- noise and music until 2-3am;
- police called due to noise;
- if same quality of tenants I would quickly report Environmental Dept.

## PLANNING POLICIES

S1 - TDBCLP - General Requirements,  
S2 - TDBCLP - Design,  
STR2 - Towns,  
STR4 - Development in Towns,  
PPS1 - Delivering Sustainable Development,  
PPS3 - Housing,  
M4 - TDBCLP - Residential Parking Provision,

## DETERMINING ISSUES AND CONSIDERATIONS

The main determining issues are considered to be the impact on the amenity of the area and car parking.

The new dwelling would reinstate a dwelling that was once there and continue the existing row of two bed terraced properties in Salisbury Street. A new first floor window is not considered to cause any undue loss of privacy to the new flats built in Kingston Road. A rear garden has been provided for the dwelling.

There is no rear garden/amenity space for the new flats, though there is a small front garden for bin storage, no different than the existing properties within the street. A new first floor window will serve a bathroom and a new ground floor window will serve a bedroom, an area that is currently a living room. The new ground floor window will look onto a service/access area to the rear of the new flats recently built. As such, there is not considered to be any harm to the amenity of neighbouring properties.

Though it is recognised that car parking may be under pressure within the area it is not considered reasonable to recommend refusal given the existing flats could be converted back to a single dwelling without planning permission. Cycle storage has been provided within the building for the two flats.

## RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

The proposal, for residential development, is located within defined settlement limits where the principle of new housing is considered acceptable and the development would not have a detrimental impact upon visual or residential amenity and is therefore considered acceptable. Therefore, the scheme accords with Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design), and M4 (Residential Parking Provision).

## **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:

(A1) DrNo 0110 03 Proposed elevations  
(A1) DrNo 0110-01 Rev A Existing and proposed floor plans  
A4 site plan  
A4 location plan  
(A1) DrNo 0110 02 Existing elevations

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

3. Only those materials specified in the application shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with Policy S2 of the Taunton Deane Local Plan.

Notes for compliance

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.**

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