

38/15/0104

GABLES PROPERTY MANAGEMENT LTD

CONVERSION OF GARAGE TO SINGLE DWELLING TO THE REAR OF 16 VICTORIA STREET, TAUNTON

Location: 16 VICTORIA STREET, TAUNTON, TA1 3JB

Grid Reference: 323581.124525

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 5028_03 Location Plan

(A4) DrNo 5028_04 Site Plan

(A3) DrNo 5028_05 Existing and Proposed Plans

(A3) DrNo 5028_06 Existing and Proposed Elevations

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

3. Prior to new wall construction commencing details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and thereafter retained as such, in accordance with the approved details as above, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not harm the character and appearance of the area in accordance with Policy DM1 of the Taunton Deane Core Strategy.

4. Lockable cycle and bin storage within the courtyard of the dwelling, as indicated on drawing number 5028_05, shall be provided on site prior to occupation of the dwelling hereby permitted, and shall thereafter be retained for those purposes, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate facilities exist for the future residents of the site, in accordance with policies DM1 of the Taunton Deane Core Strategy and Saved Policy M5 of the Taunton Deane Local Plan.

5. Lockable cycle and bin storage for flats 2-5, 16 Victoria Street, as indicated on drawing number 5028_05, shall be provided on site prior to any works commencing, and shall thereafter be retained for those purposes, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate facilities exist for the future residents of the site, in accordance with policies DM1 of the Taunton Deane Core Strategy and Saved Policy M5 of the Taunton Deane Local Plan.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (England) Order 2015 (or any order revoking and re-enacting the 2015 Order) (with or without modification), no window/dormer windows shall be installed in the development hereby permitted without the further grant of planning permission.

Reason: To protect the amenities of adjoining residents in accordance with Policy DM1(E) of the Taunton Deane Core Strategy.

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

The proposal comprises the conversion and extension of an existing outbuilding (garage) to the rear of 16 Victoria Street to a one bed dwelling.

External alterations to the building include: raising the height of the roof; three rooflights; new door; changing door to window; blocking up two windows; replacing garage doors with glazing.

The proposed dwelling will be finished in render, with a fibre cement roof, timber windows and timber doors.

An amenity area for bin/cycle storage is available within the rear garden of 16 Victoria Street for the new dwelling and a new bin/cycle storage for the flats within 16 Victoria Street is also proposed, accessed via a new gated entrance on Queen Street.

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

SITE DESCRIPTION AND HISTORY

The building is sited to the rear of 16 Victoria Street, constructed in stone and brick, with some sections painted, and a clay double roman tiled roof. The building has been used as a garage and has access via Queen Street. The rear of the building faces onto the rear gardens of properties within Church Street.

The property is within a predominately residential area on the edge of the town and within close proximity to East Reach. There are some commercial uses close to the building.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - See Standing Advice.

WESSEX WATER - New water supply and waste water connections will be required from Wessex water to serve this proposed development. Application forms and guidance information is available from the Developer Services web-pages at our website www.wessexwater.co.uk.

Please note that DEFRA intend to implement new regulations that will require the adoption of all new private sewers. All connections subject to these new regulations will require a signed adoption agreement with Wessex Water before any drainage works commence.

On 1st October 2011, in accordance with the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011, Wessex Water became responsible for the ownership and maintenance of thousands of kilometres of formerly private sewers and lateral drains (section 105a sewers).

At the date of transfer many of these sewers are unrecorded on public sewer maps. These sewers can be located within property boundaries at the rear or side of any premises in addition to the existing public sewers shown on our record plans. They will commonly be affected by development proposals and we normally advise applicants to survey and plot these sewers on plans submitted for Planning or Building Regulations purposes.

More information relating to this transfer can be found on our website. It is important to undertake a full survey of the site and surrounding land to determine the local drainage arrangements and to contact our sewer protection team on 01225 526333 at an early stage if you suspect that a section 105a sewer may be affected.

DRAINAGE ENGINEER - None received.

CIL OFFICER - CIL rate is £70 per sqm. Existing garage is 24.5sqm and proposed dwelling is 49sqm. If garage lawful then liability is approximately £1500.

Representations

3 letters of objection on grounds of:
overdevelopment,
town cramming,
effect character of property,
impacts on neighbour,
loss of privacy and light,
will cause more on street parking and highway safety issues,
damage to tree roots,
problems of construction.

PLANNING POLICIES

NPPF - National Planning Policy Framework,
DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,
CP4 - TD CORE STRATEGY - HOUSING,
M4 - TDBCLP - Residential Parking Provision,
M5 - TDBCLP - Cycling,

LOCAL FINANCE CONSIDERATIONS

CIL rate is £70 per sqm. Existing garage is 24.5sqm and proposed dwelling is 49sqm. If garage lawful then liability is approximately £1500.

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)	£1079
Somerset County Council (Upper Tier Authority)	£270

6 Year Payment

Taunton Deane Borough Council (Lower Tier Authority)	£6474
Somerset County Council (Upper Tier Authority)	£1619

DETERMINING ISSUES AND CONSIDERATIONS

Principle of development.

The proposed dwelling is located close to the town centre, close to facilities, shops and public transport. As such, this is a suitable location for the use. The proposal will provide storage areas for bin and cycles and an amenity space for the dwelling. The

proposal is therefore considered to provide the necessary amenities and facilities required for the proposal.

Highways

The proposed one bed dwelling will be located within an area close to the town centre, its facilities, public transport and public car parks. The Somerset Parking Strategy would normally require an optimum level of parking of 1 space per bedroom, though lower levels of parking provision can be considered in sustainable locations and by type of development. As such, car free development is acceptable in this location.

A storage area for cycles has been provided for the new dwelling and the existing flats at 16 Victoria Street.

Alterations

Whilst the roof is proposed to be raised, the pitch of the roof has been retained, maintaining the character and appearance of the building. Though render is not currently used on the building, there sections of wall that have been painted, as such render is appropriate. The proposed roofing material would be acceptable, subject to agreement. Reusing the large opening on the front of the building is acceptable, as is replicating the opening above for the new first floor.

Amenity

The gable end of the building is sited along the rear boundary of 15 Church Street and is visible from the garden. Alterations to the building include raising the height of the building; the eaves by 1.19m and the ridge height by 1.3m. Given this small increase in height, the proposed alteration is not considered to create an overbearing presence on the properties in Church Street beyond the existing situation.

The building is sited to the N/NW of the gardens in Church Street and as such there is not considered to be any loss of sunlight or overshadowing from the new dwelling.

There are no windows within the first floor rear or side elevations; the first floor window in the front elevation faces onto the side of an office building. There are three rooflights within one slope and this side faces onto a parking area, outbuilding and a garage. Furthermore, the rooflights will be sited at least 1.8m above the finished floor level, limiting any views out of the windows. As such, there is not considered to be any overlooking or loss of privacy from the proposal.

Other matters

The planting to the rear of the building is unlikely to be affected by the proposal. The agent has indicated that there are currently no plans to provide new foundations; these matters would be dealt with at a Building Regulations stage of development. Given the confines of the site and small foundation that could be required, it is likely that the foundation would be dug by hand limiting any root damage. Notwithstanding the above, the landscaping itself is not protected in planning terms, and matters regarding foundations would be a civil matter between both parties

Conclusion

The proposal is sited in a suitable and sustainable location for a small dwelling, within a building that can be converted without any detrimental harm to the visual or residential amenity of the area. The proposal is therefore considered acceptable and recommended for approval.

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

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