

38/15/0346

MRS J ALLEN

CONVERSION AND EXTENSION TO DETACHED GARAGE TO FORM AN ANNEX AT 17A THE AVENUE, TAUNTON

Location: 17A-A THE AVENUE, TAUNTON, TA1 1EB

Grid Reference: 322305.125352

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:

(A3) DrNo J133/02A Proposal Drawing

(A3) DrNo J133/03 Survey Drawing

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

3. The proposed annex hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 17A The Avenue.

Reason: To prevent the annex being occupied separately from the main dwelling) in the interests of the amenity of the existing and neighbouring dwellings.

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

granted planning permission.

PROPOSAL

Conversion and extension of existing detached garage to create a self-contained annexe for dependant relatives.

The existing garage will be extended to measure 9.2m in length by 5.3m in width and a ridge height of 3.8m. It will have self contained facilities including a kitchen/living room, bedroom and shower room. Materials will match the existing garage, rendered walls and a tiled roof.

The application is be presented to Planning Committee as the Agent is related to a Member of Staff.

SITE DESCRIPTION AND HISTORY

17a The Avenue is a period property located within the Staplegrove Road Conservation Area. The original property (17 The Avenue) was extended and subdivided into two properties in the 1990s, 17a retains many of the original features from the split and has its garden to the front and side, south and east. The garage that is proposed to be converted was given planning permission in 1992 under reference 38/92/0178.

The garage is located within eastern corner of the garden, with Chip Lane running behind and the boundary with the Neighbour at 16b The Avenue to the south. This boundary has a 1.8m wooden fence and is well screened by existing trees and planting.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

None received.

Representations

1 letter has been received from 18 The Avenue stating that for the last 28 years the rear outlook has been sheltered, private and unobserved by Neighbouring properties. The proposed hall door and the north elevation will look into the main sitting room as the sight line will also will overlook the French doors into the bay window. There is a very tall False Acacia immediately behind the garage and tall evergreens behind. Whilst it is recognised that sewerage /drains issues are not a planning consideration, they are already at full capacity and nos 17, 17A and 18 were all one property and therefore the drains operate as one

PLANNING POLICIES

EN14 - TDBCLP - Conservation Areas,
DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,

LOCAL FINANCE CONSIDERATIONS

CIL OFFICER - Annex is creation of dwelling for CIL Regulations, therefore CIL liable.

Floor area of annex is approximately 72 m².
Existing garage is approximately 38 m².

The application is for residential development in Taunton where the Community Infrastructure Levy (CIL) is £70 per square metre.

DETERMINING ISSUES AND CONSIDERATIONS

The existing garage that is to be converted to a separate annex is located in a part of the garden that is well screened by an existing boundary fence, trees and planting, which the Agent has indicated will remain. Although the garage will extend to the front and the ridge slightly raised, it is considered that these proposed changes will not impact on the amenity of the adjoining neighbours or detract from the character or integrity of the existing property. It is accepted that although there will be a loss of parking within the garage, the site is large enough to accommodate parking within the garden for this to not to be an issue.

Whilst the facilities within the annex will be self-contained, Policy H18 allows the conversion of outbuildings to such uses. Due to the location within the site and independent use could have an adverse impact on Neighbouring amenity. In this regard, a restrictive condition has, been imposed that requires the annex to be used in connection with the main property.

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

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