AGENDA ITEM NO. 9

38/2005/404

MRS J M PALMER

DEMOLITION OF PART OF EXISTING BUILDINGS, ERECTION OF TWO STOREY AND SINGLE STOREY EXTENSIONS AND CHANGE OF USE AND CONVERSION FROM SHOP AND LIVING ACCOMMODATION TO 4 FLATS AT 44 & 46 STAPLEGROVE ROAD, TAUNTON AS AMENDED BY AGENTS LETTER DATED 2ND NOVEMBER, 2005

22396/25088 FULL PERMISSION

PROPOSAL

The existing premises incorporate a shop or ground floor level facing Staplegrove Road, with stores and living accommodation, with a 2 bedroom flat above.

It is proposed to demolish part of the ground floor stores/living accommodation at the rear, and convent the shop and remaining living accommodation into 3 one bedroom flats. A single storey extension will be erected at the rear to provide a fourth one bedroom flat and the roof of an existing 2 storey part will be raised by 0.7 m. In addition to the new extension at the rear, the conversion works include the removal of the shop front, and replacement with a central door and a window on either side.

The site is in the Taunton Central Area, with residential properties on either side and Avongrove Court to the side and rear. It is within a Conservation Area, an Area of High Archaeolgoical Potential and within 1 in 100 year flood plain.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no highway objection. WESSEX WATER detailed drainage comments.

5 LETTERS OF OBJECTION have been received raising the following issues:- problems may arise because there is no parking area to the rear (north) - this is privately owned by Avongrove Court; pathway and front of this and adorning cottages has been blocked off; there is no rear access - land belongs to Avongrove Court; will the front be converted to a parking space - will it set a precedent for others: - understand this is a Conservation Area; concerned at the proposed height of new building at the rear - this could seriously compromise the light to 1 flat at Avongrove Court; during the building process all lorries and supplies would have to be delivered from Staplegrove Road as no access is allowed from Avongrove Court.

POLICY CONTEXT

Taunton Deane Local Plan the following policies apply H3 (Residential Conversions in Town Centres), EN14 (Conservation Areas), EN23 (Areas of High Archaeological Potential), EN28 (Development and Flood Risk, M4 (Residential Parking Provision), S1 (General Requirements), S2 (Design).

ASSESSMENT

In principle the change of use from retail and residential use to 4 flats is compatible with neighbouring uses and is acceptable in accordance with the relevant policies. As the site is in the Central Area and the flats are one bedroom, on site parking provision is not required. The alterations to the shop front will be in keeping with the adjacent older property and will enhance the Conservation Area (Conservation Officer verbally agrees). A Flood Risk Assessment has been submitted, and the County Archaeologists observations are awaited. Design is acceptable, and materials should match the existing. The extensions at the rear are close to flats in Avongrove Court, but the only window nearest to the increase in height to the two storey part is obscure glazed, and the roof of the new single storey extension will slope away from the nearest window. The eaves of this extension are only 2.1 m high and will replace an existing wall which is approximately 2 m high (although it should be noted that the Avongrove Court site is lower than the application site by an estimated 450 mm - 600 mm. The impact on Avongrove Court is not considered to be unacceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, matching materials and sample panel, cycle parking, archaeological access, no windows on east elevation, flood risk measures, timber windows and details of windows and doors.

REASON(S) FOR RECOMMENDATION:- The site is located within the Taunton Central Area where flats are acceptable. The proposal does not give rise to any unacceptable visual or neighbour impact and is in accordance with Taunton Deane Local Plan Policies H3, EN14, EN23, EN28, M4, S1 and S2.

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: