

38/2007/208

LAZERPOINT LTD

**CONVERSION AND EXTENSION OF DWELLING TO FORM 5 FLATS AT 1
PETER STREET, TAUNTON**

322819/125887

FULL

PROPOSAL

Permission is sought to convert the existing three storey five-bedroom end of terrace house into five one-bedroom flats. To achieve this a two storey extension is proposed on the east flank of the existing two-storey rear projection. The existing garage located to the rear of the dwelling is proposed as a cycle/moped/ motorbike storage. No on site provision is made for car parking.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY views awaited. WESSEX WATER consent needed for connections or crossing infrastructure. Surface water should not discharge to foul sewer.

DRAINAGE OFFICER no objections.

22 LETTERS OF OBJECTION and a petition signed by 65 residents have been received raising the following issues:- concern that the building will be used to accommodate similar tenants as occupy other Lazerpoint Ltd properties where there has been evidence of anti-social behaviour problems; no on site parking provision, residents are likely to have cars so proposal will exacerbate on-street parking problems that are already acute in this area leading to difficulty of access for emergency vehicles; flats would be out of character and change character of area so should remain as a family house; change of use could attract undesirable activities in the adjacent alleyway; overlooking and loss of privacy to properties in Cheddon Road; increased disturbance from noise due to inadequacies of existing construction to attenuation noise.

POLICY CONTEXT

PPS1 Delivering Sustainable Development. PPS3 Housing. PPG13 Transport.

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 - Sustainable Development, STR2 - Approach to the Spatial Strategy, STR4 - Development in Towns, Policy 33 - Provision for Housing, Policy 48 - Access and Parking.

Taunton Deane Local Plan Policies S1 - General Requirements, S2 - Design, H2- Housing within Classified Settlements, H4 - Self-contained Accommodation, H17- Extensions to Dwellings, M4 -Residential Parking Provision

ASSESSMENT

The application property is a three storey dwelling at the western end of a terrace of two storey dwellings on the north side of Peter Street, which is a residential road some 430 m to the north of the Station. Diagonally opposite the site is a two storey block of 4 flats with parking to the rear. Further along the southern side of Peter Street are residential properties with garages and parking. Properties to the west in Cheddon Street contain many properties converted into flats. An alleyway runs along the western boundary of the site, which connects through to Geogre Street to the north. This alleyway is wide enough to accommodate a car at its Peter Street end adjacent to the property.

Accommodation proposed will provide 5 one-bedroom flats and not bedsits as specified in many letters of objection. These are arranged with two on each of the ground and first floor and one on the top floor. The type and nature of any future of tenancy or other interest in these flats or the socio-economic profile of future their residents is not a material planning consideration.

PPS1, PPS3 and PPG13 all encourage making the best use of land in urban areas where accessible to a range of transport modes. Policy H2 sets out 8 tests against which proposals for housing in classified settlements need to be considered. It is considered that the proposal accords with these tests. It is also considered that accessibility criteria set out in Annexe A to RPG10 are satisfied.

The side extension will be the only external changes arising from this proposal. Whilst this does provide for two first floor windows in the flank at first floor level, one to the lounge and the other to a bedroom close to the flank boundary there is already a bedroom window in the that first floor flank 1.5 m further away from the boundary. At the rear the first floor bathroom window remains providing light to a kitchen.

From this position the new windows will face towards the rear of properties in Cheddon Road the rear of which are, at their nearest, between 12 m and 20 m away. The property directly viewed from these windows, No. 79 Cheddon Road, is arranged as 4 flats. With this in mind and the distances involved it is not considered the limited increase in overlook warrants refusal of permission.

It is considered that this application will provide 5 flats of reasonable size in an accessible location convenient for modes of transport other than the car. External changes are minimal and it is not considered that the conversion of this dwelling in the manner shown will adversely affect the character of the area. In such locations no parking provision is required. In urban areas such as this a degree of overlooking is inevitable and this proposal will not increase this to an unacceptable level.

Concerns raised about noise from flats can be handle by the imposition of a condition to ensure acceptable amenity standards to neighbours and occupants on the flats to be formed.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, soundproofing, provision and retention of cycle storage facilities and submission of drainage details.

REASON(S) FOR RECOMMENDATION:- The proposed development would harm neither visual nor residential amenity, nor would it be damaging to the character of the dwelling or area as a whole. Accordingly, the proposal does not conflict with Taunton Deane Local Plan Policies S1, S2, H2, H4, H17 and M4.

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: