

38/2007/554

MR TREVOR SPURWAY (ARCHITECT LTD)

CONVERSION AND ERECTION OF TWO STOREY EXTENSION TO PROVIDE 4 FLATS AT 38 PRIORY AVENUE, TAUNTON (REVISED SCHEME OF 38/2007/223) AS AMENDED BY AGENTS LETTER DATED 17 APRIL 2008 AND ACCOMPANYING PLANS DRAWING NO 0704/11A, 12A, 13A

323252/124944

FULL

PROPOSAL

The proposal comprises the conversion and extension to an end of terrace property, to form 4 No. 1 bedroomed flats.

The property is sited at the junction of Priory Avenue with Cranmer Road.

A previous application was refused in June 2007 due to flooding, design and size of extension, and overlooking. An appeal was lodged with the Planning Inspectorate and then dismissed.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the application proposes the demolition of an existing garage and the construction of 4 No. 1 bedroom flats together with 3 off road parking places. The Highway Authority's policy on parking provision is given in the LTP2. This document quotes a maximum provision of one space per 1 bedroomed flat and 2 spaces for a 2/3 bedroom dwelling, but with further reductions depending on the proximity to services and location. For this site a reduction of 50% would be appropriate. This equates to 3 spaces as proposed. Therefore whilst local concerns over parking provision are recognised the proposed level of parking can be considered acceptable. Consequently there is no highway objection to the proposal.

ENVIRONMENT AGENCY - no objection subject to internal ground floor levels and other notes.

WESSEX WATER recommends notes.

DRAINAGE OFFICER - flood risk measures should be made a condition of approval.

ENVIRONMENTAL HEALTH - no observations.

14 LETTERS OF OBJECTION - raising the following: - flooding; strain on drainage; highway and pedestrian safety; change of character; over development; loss of privacy; fear of crime and noise; building has better use as family home.

PETITION OF 61 SIGNATURES - including Ward Councillor.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1, S2, and H17 seek to safeguard, inter alia, visual and residential amenity, road safety, and the character of buildings.

ASSESSMENT

The Planning Inspector did not consider that flood risk is an objection to the appeal proposal and that occupiers would not be at unacceptable risk from flooding. Furthermore, the Flood Risk Assessment submitted with the application has been assessed by the Environment Agency who no longer object the proposal.

Pedestrian access has been reintroduced at the front of the site to improve highway safety. Previously the only access to the flats would have been from Cranmer Road, with the absence of a footway on the frontage of the site.

The design of the extension has been altered to overcome the previous refusal. The width of the extension has been reduced to maintain the symmetry of the frontage. The extension is no longer a bulky addition, and the amended scheme will not have a detrimental impact on the street scene.

A side window in the first floor elevation will serve the bathroom and have obscure glazing. A second first floor window is at an angle to Cranmer Road. The distance from this window to the closest property in Cranmer Road is approx 14.5m, and is not considered to cause any detrimental loss of privacy.

RECOMMENDATION

Permission be GRANTED subject to time limit, materials, landscaping, boundary treatment, cycle store, bin store, floor levels, parking as plan. Notes compliance, building over sewer, Wessex Water, Environment Agency

In summary the revised scheme is considered to address the reasons for refusal and the design issues raised by Planning Inspector and it is therefore considered acceptable.

REASON(S) FOR RECOMMENDATION

The proposal is not considered to harm the visual or residential amenity of the area and accords with policies S1, S2 and H17 of the Taunton Deane Local Plan.

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: