

38/2007/613

CHARLES CHURCH WESTERN

**ALTERATION TO BIN STORAGE AREAS WITH DELETION OF ONE AND EXTENSION TO ANOTHER AT WOODARDS, FORMER CONVENT SITE, SOUTH ROAD, TAUNTON.**

323149/124101

FULL

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**PROPOSAL**

The proposal is to extend an existing bin store from 4.7m x 5m to 4.7m x 8m. This is required in place of a bin store area that has had approval elsewhere on the site but which there have been neighbour objections to. The bin store to be deleted lies approximately 5m from the listed building on the site and 8m from the front of a row of terraced dwellings. The bin store to be extended is a brick structure with landscaping on either side and is located 7m across the road from a new end of terrace property with windows facing it.

**CONSULTATIONS AND REPRESENTATIONS**

HIGHWAY AUTHORITY - No observations

BUILDING CONTROL - proposals as previously agreed with Building Control.

CONSERVATION OFFICER - No objection.

7 LETTERS OF SUPPORT as proposal would replace "orchard" bin store that would be a visual eyesore, affect amenity and create a nuisance and the proposed extension is in a satisfactory location, well screened and would not cause such problems.

9 LETTERS OF OBJECTION on the basis that the extended bin store would create an eyesore at the entrance to a landscape garden, spoiling the curve of walling and an avenue of trees to be planted. It will add to pedestrian traffic and noise and disturbance and would add to rat and smell problem, would be better sited in car park, a specialised store area for bulkier items at entrance would be better.

**POLICY CONTEXT**

Taunton Deane Local Plan policies S1 (General Requirements) and S2 (Design).

**ASSESSMENT**

The proposal is to extend an existing bin storage area, which is a brick walled enclosure to enable adequate bin storage on this residential site. The enclosures are to serve the residential properties without adequate private amenity space on this development which consists of a number of flats within the listed building and a number of terraced houses with communal amenity space that were granted

permission to part fund the improvements and conversion of the listed building. The new area of storage involves a 3m projection to the rear of an existing store.

The new store is proposed in lieu of one previously granted permission but has not been constructed due to objections from the neighbours, as it was directly in front of their properties 7-8m away and only 7m from the listed building. The extension of the existing store is not considered to have any adverse visual impact or amenity impact on neighbours given the existing structure. The proposal is not considered to have an adverse amenity impact on the street scene and the landscaped garden area is not considered to be materially affected. A landscaping condition to ensure a softening of the rear brick elevation is considered beneficial. The use of the store will potentially be increased by its extension and the nearest property facing the site is 7m across the road. However the increase in pedestrian traffic to use this site is not considered so severe to warrant an objection in terms of the amenity impact on neighbours. There is no objection from the Conservation Officer and the Building Control Officer considers the additional space necessary and acceptable.

### **RECOMMENDATION**

Permission be GRANTED subject to conditions of time limit, materials, landscaping and completion.

### **REASON(S) FOR RECOMMENDATION:-**

The proposal is not considered to adversely affect the amenity of the area and not to be contrary to Taunton Deane Local Plan policies S1 and S2 and material considerations do not indicate otherwise.

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

**CONTACT OFFICER: 356398 MR G CLIFFORD**

NOTES: