

25/2004/032

PARKGATE HOUSE LTD

CONVERSION OF POOL HOUSE TO PRIVATE DWELLING ON LAND ADJACENT TO 23 MANOR PARK, NORTON FITZWARREN AS AMPLIFIED BY LETTER DATED 14TH DECEMBER, 2004

19237/26008

FULL PERMISSION

PROPOSAL

The proposal is for the conversion of a pool house to a dwelling on land adjacent to 23 Manor Park. The pool house measures approximately 12.7 m x 16.9 m x 3.9 m to the ridge, and is constructed of block, brick, and some timber. The pool house has an extension measuring 4 m x 6.3 m x 3.9 m to the ridge; the roof is constructed of artificial slate. No changes are currently proposed to the materials or fenestration of the building. The site was previously used as curtilage to 23 Manor Park with outbuildings on the site including the pool house and a shed to house pool equipment, the shed is proposed to be maintained.

An application for a dwelling on this site (Ref. 25/2004/015) was refused at the planning committee held on 13th October, 2004. A further application for a dwelling was refused on 14th December, 2004.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection, recommend a condition regarding visibility splays and surface water. WESSEX WATER no objection, points of connection to be agreed prior to work commencing on site.

PARISH COUNCIL no formal objection to application; concern that alteration, extension, or raising roof would alter position and require further consideration in light of proximity to neighbours; request stringent conditions to ensure that any future alterations to this building are not permitted especially in the light of previous planning refusals for larger dwelling on the site; concern regarding noise from nearby residents, would like assurance that through the planning process the conversion will abate nuisance completely.

FIVE LETTERS OF OBJECTION raising the following issues:- opposed to any development on site; concern over unsuitability of this site, originally garden of semi-detached house; pressures on parking spaces in busy estate; conversion will result in small dwelling, leading to further applications to extend; increase in roof height would be a specific concern; conditions should prevent increase in external dimension; having a dwelling at the bottom of my garden will affect my privacy, light, and noise will be a major issue; no difference if dwelling built at the entrance or rear of 23, both will be an eyesore for nearby neighbours; pool is rarely used, continual occupation will increase

noise levels; pool building already causes shading; would not like to see parking on the road which will have a direct impact on my property.

ONE LETTER OF OBJECTION FROM WARD COUNCILLOR raising the following:- endorse comments of Parish Council comments to earlier application (25/2004/026) and consider the points still apply; 1. The proposed development is well planned and popular estate. This application seeks to interfere with that originally "adopted good design" and is therefore contrary to policy H1(h) of the Local Plan. This also leads to a breach of policy S1(d) in that having originally adopted the coherent good design approach for the estate further new dwellings must be harmful to the street scene and the character of the estate. 2. The scale, massing and layout conflicts with policy S2 of the Local Plan in relation to the closeness and size, of numbers 25 and 23 Manor Park and number 4 Stembridge Way. It does not conform to S2(a) as modified. There is no indication that it conforms to Local Plan policies S2 (d), (e) or (j) as modified and it conflicts with S2(f) as modified. 3. The narrow entrance and position of hedgerows and trees is contrary to policy S2e in that the larger part of the property will not be visible from the road thus creating an opportunity for crime. There is little indication on the proposed plan of the off street parking provision for an extra building coupled with the loss of a garage for the adjacent building. Concerns have been raised by other neighbours in Manor Park in respect of a potential parking problem. 4. The proposed dwelling is behind the existing line of houses and is therefore inappropriate infill. 5. The erection of another dwelling on this site is over development.

POLICY CONTEXT

The site lies within the defined settlement limits where there is a presumption in favour of new residential development subject to meeting the criteria set out in Policy H1 of the Taunton Deane Local Plan Revised Deposit, which includes that:- small-scale schemes will not erode the character or residential amenity of the area. The criteria of Policy S1 of the Taunton Deane Local Plan Revised Deposit also apply in respect of traffic, accessibility, wildlife protection, character of area, pollution, health and safety. Policy S2 requires good design appropriate to the area.

ASSESSMENT

The existing building is screened by a high hedge to the rear and side (No. 25), and by a 1.8 m fence to the side of No. 23. There are only limited views from the roadside. The proposal includes an existing garage, and has parking for more than two vehicles. Given the existing close proximity of properties in Stembridge Way, noise conditions are not considered to be appropriate. Comments from the previous application for a new dwelling are not considered appropriate to this application, as the previous application was for a new two storey dwelling in a different location. As the building exists, it is considered that there will be only minimal impact on any neighbouring properties and conditions have been imposed to prevent any future extensions that would affect the residential amenity of the neighbouring properties. Proposal is therefore considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, visibility, surface water, car parking spaces to be provided, no further extensions, no buildings, no garages, no windows. Notes re compliance, connection to Wessex Water, Building Regs Part M.

REASON(S) FOR RECOMMENDATION:- The proposal is considered not to erode the character or residential amenity of the area in accordance with Taunton Deane Local Plan Policy H1.

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: