

38/2008/103

MR KENNETH JONES

**CONVERSION OF GARAGE TO UTILITY/STUDY AND ERECTION OF DOUBLE GARAGE AND STORE ADJACENT TO 68 THAMES DRIVE, TAUNTON**

324663/124560

FULL

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**PROPOSAL**

The site comprises a semi-detached two storey dwelling with an integral garage. Permission was granted in 1991 for a first floor side extension and in 2002 for a conservatory to the rear.

This proposal is for a large detached garage to be erected to the South East of the property, the other side of a sub-station building. The garage door will be on the side elevation, facing North West. The walls are to be brickwork and roof to be pitched, with lipped ends and will be concrete tiles.

The original plans sited the garage at an angle to the existing dwelling. Amended plans have been submitted siting the garage square with the dwelling and slightly reducing its size to 5.8m x 6.9m. The existing integral garage is to be converted to ancillary accommodation, with a window replacing the garage door.

The applicants partner is a member of staff.

**CONSULTATIONS AND REPRESENTATIONS**

LANDSCAPE OFFICER – the positioning of the garage on Plan C would result in much of the hedgerow along the Eastern boundary being cut back or lost. The hedgerow is protected under the Section 106 Agreement 1984 (PD/20/189) which should continue to be protected.

RIGHTS OF WAY OFFICER – No objections.

ONE LETTER OF SUPPORT - from nearby property.

WESTERN POWER DISTRIBUTION – have been consulted due to location of substation: awaiting response.

**POLICY CONTEXT**

Taunton Deane Local Plan Policy S1 (General Requirements), S2 (Design) and EN6 (Conversion of Rural Buildings).

## **ASSESSMENT**

The conversion of the existing garage to ancillary accommodation is considered acceptable. Within the locality many properties have detached garaging next to or in front of their properties. Initially the proposed garage was considered too large with potential adverse impacts upon the protected hedgerow. Amended plans have been submitted reducing the size of the garage and re-positioning it so that less of the hedgerow would be cut back. To compensate the impact upon the hedge and to screen the garage the plan indicates hedging to be planted along the front of the garage, next to the road. It is now considered that the proposal will not detract from the visual amenities of the area and will have no demonstrable impact upon the residential amenities of surrounding occupiers. The proposal will involve driving across the access of the sub-station. Western Power Distribution have been consulted to ensure no adverse impacts are anticipated in relation to the access, use and safety of the sub-station.

## **RECOMMENDATION**

Subject to the comments from Western Power Distribution the Development Manager in consultation with the Chair/Vice Chair be authorised to determine and planning permission be GRANTED subject to time, materials, landscaping, retention of garage for parking of motor vehicles.

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

The proposal is considered not to have a detrimental impact upon visual or residential amenity and is therefore considered acceptable and, accordingly, does not conflict with Taunton Deane Local Plan Policies S1 and S2.

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

**CONTACT OFFICER: 01823 356313 MRS F WADSLEY**

NOTES: