

49/2005/002

D W & G S WHITE

**CHANGE OF USE OF OFFICE/STORE TO FORM SINGLE DWELLING, 24 STYLE ROAD (CORNER OF GOLDEN HILL), WIVELISCOMBE (RESUBMISSION OF APPLICATION 49/2004/060).**

08308/28095

FULL PERMISSION

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**PROPOSAL**

The proposal seeks permission to convert this flat roofed building to a one bedroom dwelling with no vehicular access or parking proposed. In terms of the external appearance the existing door and two windows in the west elevation are proposed to be replaced and new windows proposed in the north and east elevations. The building is located on the corner of Golden Hill and Style Road and is attached to 55 Golden Hill.

**CONSULTATIONS AND REPRESENTATIONS**

HIGHWAY AUTHORITY due to the buildings central location within the village and the fact that it is a conversion of an existing building it may be unreasonable in this instance to raise objections on the lack of vehicular access/parking. The lack of visibility would also preclude any safe parking spaces.

PARISH COUNCIL objects on the grounds that the small single storey flat roofed building was inadequate for conversion and access is inadequate and there is no provision for amenity space or parking. Residential use would also propose a hazard as the building is situated right on the corner of a well used road.

ONE LETTER OF OBJECTION has been received raising the following issues:- noise and discomfort that the conversion would inflict on our lifestyle whilst the walls were being knocked out for windows to be put in place, the general noise and disturbance whilst interior rooms were altered into living accommodation.

**POLICY CONTEXT**

Policies S1 (general requirements), S2 (design) M3a, (parking) and H1 (housing) of the Taunton Deane Local Plan Revised Deposit are relevant to this application.

**ASSESSMENT**

The application relates to the conversion of a modest office building within the central area and within the settlement limits of Wiveliscombe, the external appearance of which will remain largely unaltered. In design terms the existing building is not of a vernacular form, however given its location there is a presumption in favour of the development. Restrictive policies on the conversion of buildings to dwellings are mainly concerned

with proposals outside settlement boundaries. It would therefore appear that there is no material considerations to preclude the conversion of this building to a dwelling based on its existing form.

Concern has been raised from the Parish Council and a letter of objection due to the lack of vehicular access/parking. In this central village location however, dwellings can be considered for without off street parking. This policy has been applied in the central Wiveliscombe area and would appear acceptable in this instance as the dwelling would be located within walking distance of shops and amenities. Furthermore, the modest nature of the dwelling and lack of amenity space is also accepted in village and town centre locations.

Concern has also been raised regarding noise disturbance during the conversion process, however the works proposed could be carried out without planning permission irrespective of the granting of this permission.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of time, materials, no further extensions, fences or outbuildings.

REASON(S) FOR RECOMMENDATION:- The site is in a sustainable location within the village centre and comprises the conversion of an existing building. The proposal is considered not to have a detrimental impact upon visual or residential amenity and, therefore does not conflict with Taunton Deane Local Plan Policies S1, S2, H1 and M3a.

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

**CONTACT OFFICER: 356586 MR R UPTON**

NOTES: