

38/2006/334

MR & MRS T HOLLEY

**CONVERSION OF HOUSE INTO 2 FLATS AT 95 ST AUGUSTINE STREET,  
TAUNTON**

323070/124995

FULL

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**PROPOSAL**

The proposal comprises the conversion of a mid-terraced Victorian property to form 2 No. flats. No extensions or external alterations are proposed.

**CONSULTATIONS AND REPRESENTATIONS**

4 LETTERS OF OBJECTION have been received raising the following issues:- existing parking problems would be exacerbated; property values will depreciate; and undesirable precedent would be set for more flats; and additional refuse bins would block the pavement.

**POLICY CONTEXT**

Taunton Deane Local Plan Policy S1 seeks to safeguard, inter alia, residential amenity, and road safety. Policy H4 accepts conversion of houses to flats subject to compliance with policy H2. Policy H2 accepts housing development within settlement limits provided, inter alia, there is safe and convenient access by foot of facilities and employment. Policy M4 expects a significant reduction in the average of 1.5 car parking spaces per dwelling, for residential proposals involving the conversion of buildings where off-road parking provision may be difficult to achieve. The policy also advises that car-free developments will be sought in appropriate locations such as within or adjoining Taunton town centre. Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review seeks developments which provides access for, inter alia, cyclists

**ASSESSMENT**

The principle for conversion to flats is clearly acceptable in accordance with policy. Furthermore, it would be unreasonable to resist the proposal in terms of lack of on-site parking facilities. Not only does Policy M4 of the Taunton Deane Local Plan encourage car free developments in locations such as this, but also the precedent for this type of development has been established by numerous similar permissions.

**RECOMMENDATION**

Permission be GRANTED subject to conditions of time, and cycle/refuse facilities.

**REASON(S) FOR RECOMMENDATION:-** The proposed development would not adversely affect residential amenity and there is safe and convenient access by foot

to facilities and employment. The proposal does not therefore conflict with Taunton Deane Local Plan Policies S1, H4 and H2.

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

**CONTACT OFFICER: 356465 MR J GRANT**

NOTES: