

43/2005/032

MR P & MRS A WEST

CONVERSION OF BAKERY STORE BUILDING AND FIRST FLOOR EXTENSION TO REAR OF 13 HIGH STREET, WELLINGTON TO FORM A TWO STOREY RESIDENTIAL DWELLING WITH ACCESS FROM WHITE HART LANE (RESUBMISSION)

13895/20720

FULL PERMISSION

PROPOSAL

The proposal provides for the conversion of a former bakery store building to the rear of 13 High Street (Warrens Bakery), with a first floor extension to a residential dwelling. The existing brick walls and slate roof will be retained. No parking is provided and pedestrian access is obtained from White Hart Lane. The site is within the Wellington Conservation Area.

A previous application to convert the building (43/2004/056) was granted Condition Approval on the 24th June 2004.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection; sheltered cycle rack for 2 cycles should be made a condition of the application. WESSEX WATER developer to agree points of connection; three metre easement to be provided; protection to integrity of Wessex Water.

CONSERVATION OFFICER no objection. NATURE CONSERVATION OFFICER wildlife Survey should be undertaken.

TOWN COUNCIL strongly objects due to loss of privacy for neighbours at 2,3 and 4 White Hart Lane as it will cause considerable overlooking and because, with the proposed first floor extension, it will create an oppressive and over-bearing development in a very tight site.

TWO LETTERS OF OBJECTION have been received raising the following issues:- light and privacy will be taken away from existing dwellings; proposal will over-power courtyard; previous use of building had no overlooking or noise which will occur with the proposed extension; existing rotary washing line would be directly in front of proposed front entrance; extension is just 6 - 8 m from the rear of my dwelling; obscure first floor plan could be changed later; extension would block out light from rear windows and would be overbearing; privacy to rear garden lost and from only entrance to dwelling; concerns over noise nuisance.

POLICY CONTEXT

Policy S1 of the Taunton Deane Local Plan includes general requirements for new developments. One of these requirements is that accessibility of the development by public transport, cycling and pedestrian networks would be consistent with its likely trip generation and minimising the need to use the car. Policy H1 states that housing development within defined units of settlements provide certain criteria are met. It is considered that these criteria are met with the current proposal. Policy EN15 of the Taunton Deane Local Plan states that development within or affecting a Conservation Area will only be permitted where it would preserve or enhance the appearance of the Conservation Area. It is considered that the proposal will meet the criterion.

ASSESSMENT

Previous planning permission has been granted for conversion of the existing building to a dwelling. The current proposal varies from that proposal in that it provides for a first floor extension above the single storey lean-to section of the existing building. The current proposal increases the height of the eaves from 2.6 m to 4.3 m, an increase of 1.7 m. Above that is proposed a gable end rising to 7.6 m in height. This is immediately adjacent to an area of garden. There are no windows proposed on the gable end and all the windows proposed in the extension are high level roof lights. It is not considered that the proposed first floor extension is so overbearing as to justify refusal or permission. The proposal is an effective use of an existing redundant building within the central area of Wellington.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials, meter boxes, timber doors/windows, removal of GPD rights for extensions and doors/windows, cycle parking and wildlife survey. Notes re disabled access, energy/water conservation, meter boxes, encroachment, contamination and contact Wessex Water.

REASON(S) FOR RECOMMENDATION:- The proposal is to convert and extend an existing building within the urban area to residential use. The proposals are not considered to have any significant adverse effect on the amenity of the occupiers of neighbouring properties and the application is therefore considered to be in accordance with Taunton Deane Local Plan Policy S1.

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:

