

38/2005/430

MR P PAINTER

CONVERSION AND EXTENSIONS OF EXISTING GUESTHOUSE TO PROVIDE 14 X 2 BEDROOMED FLATS (DWELLINGS) AT BLORENGE GUESTHOUSE, 57/59 STAPLEGROVE ROAD, TAUNTON, AS AMENDED BY AGENT'S LETTER DATED 3RD NOVEMBER 2005 WITH DRAWINGS NOS. 0517/9A, 10A, 11A AND 12A.

22291/25047

FULL PERMISSION

PROPOSAL

The proposal is for the conversion of Blorenges into 8 x 2 bed roomed units and the erection of two "wings" on either side to provide an additional 3 x 2 bed roomed flats on each wing (6 in total). The proposal would provide a central access with stone piers on either side with 14 parking spaces and 14 cycle parking spaces. The detailed stonework above the brick walling will be reinstated on the western side of the entrance but would not be added to the eastern walling.

CONSULTATIONS AND REPRESENTATIONS

CONSERVATION OFFICER No objection in principle. The stone balustrading must be reinstated on both sides of the new entrance. A sample panel of brickwork should be conditioned to ensure a good match to the existing. Piers at either end of the wall need to be erected to form an edge to the site boundary. Views on amended plans awaited.

COUNTY HIGHWAY AUTHORITY No objection subject to cycle parking.

WESSEX WATER there is a public sewer and water mains adjacent to the site. There are no separate surface water sewers in the vicinity and the developer should investigate alternative methods of disposal like soakaways. It should be noted that a private sewer crosses the site.

AVON AND SOMERSET POLICE the rear garden of the proposed properties should be secured by erecting 1.8m high lockable gates at either side of the building. They should be of substantial construction like wrought iron to allow views through. FIRE OFFICER means of escape, access for appliances and water mains must comply with the relevant British Standards. ENVIRONMENTAL HEALTH OFFICER no objection. LEISURE AND RECREATION OFFICER Contributions to recreation and open space provision are required.

1 LETTER OF OBJECTION has been withdrawn following amended plans.

POLICY CONTEXT

Somerset And Exmoor National Park Joint Structure Plan Review the following policies are considered relevant: - Policy STR4 (Development in Towns), Policy 9 (The Built Historic Environment), Policy 49 (Transport Requirements for New Development).

Taunton Deane Local Plan Revised Deposit the following policies are considered especially relevant: - S1 (general requirements) Policy H2 (Housing within Classified Settlements) H4 (Self-Contained Accommodation) Policy C4 (Standards of Provision), Policy M4 (Residential Parking Requirements) Policy EN14 (Conservation Areas).

ASSESSMENT

The building lies within a predominantly residential area on the edge of Taunton Town Centre and the proposed change of use would be in keeping with that area. The proposal includes the erection of two side extensions to provide an additional 6 flats. These would have a balanced form that reflects the symmetry of the existing building. They have been designed as a simpler form than the existing building and do not dominate the character of the main house. Amended details including the insertion of stone piers, reinstatement of the stone detail to the wall and provision of secure side gates have been agreed in principal and will be dealt with by condition. Proposal considered acceptable.

RECOMMENDATION

Subject to the completion of as S106 regarding contributions towards recreation and open space by the 21st December 2005 the Development Control Manager, in consultation with the chair/vice chair be authorised to determine and if permission be granted, be subject to the following conditions: - time limit, materials, surface water drainage, car and cycle parking, access as submitted, provision of stone pier details, details of the reinstatement of the stone detail to the wall, details of the provision of secure side gates, timber recessed windows, guttering and down pipes. Notes: - materials should be a scrupulous match to existing, Wessex Water infrastructure charges, secure by design, energy conservation.

In the event that a section 106 is not signed by 21st December permission be refused due to the lack of recreation/open space provision contrary to the requirements of policy C4 of the Taunton Deane Local Plan.

REASONS FOR RECOMMENDATION:- The proposal is located within the settlement limits of Taunton where the principal of the proposed flats is considered to be in accordance with Structure Plan policies Str4, and Policy 49 and Taunton Deane Local Plan Policies S1, H2, H4, C4 and M4. Furthermore it is considered that the proposal would maintain and enhance the character of the conservation Area in accordance with Structure Plan policy 9 and Taunton Deane Local Plan Policy EN14.

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: