

38/2006/442

TOM HOLLEY

CONVERSION AND EXTENSION TO FORM 2 NO. FLATS, AT 82 ST. AUGUSTINE STREET, TAUNTON.

323056/124965

FULL

PROPOSAL

The proposal comprises the conversion of a mid-terraced Victorian property to form 2 No. flats. A single storey flat roofed rear extension is also proposed in place of an original lean-to extension.

Pedestrian access to both flats would be via a communal entrance to the front of the property. Access to bin and cycle stores to the rear would be via a back alley-way. The proposed cycle and bin stores would have to be re-sited slightly to enable access and the applicant has agreed to do this. He has also confirmed that he has a right of access over the alley-way.

No on-site parking spaces would be available.

Planning permission was granted for the conversion of 95 St. Augustine Street to 2 flats in September 2006, reference 38/2006/334, and for the conversion of 77 St Augustine Street to 2 flats in December 2005, reference 38/2005/452.

CONSULTATIONS AND REPRESENTATIONS

ONE LETTER OF OBJECTION has been received from a solicitor acting on behalf of the residents of 3 properties raising the following issues:- access to the proposed flats would be via a private road owned by Somerset Cricket Museum.

14 LETTERS OF OBJECTION have been received raising the following issues:- lack of parking would be exacerbated; no indication has been given with regard to loft space; loss of light will result; the bicycle shed and bin store would be over the main sewage pipes and would be on the shared rear alleyway; sound proofing measures should be included to negate any noise; the proposal would have an adverse impact on local amenities; highway safety would be prejudiced; conversion of houses to flats would reduce the number of affordable homes; Taunton's historic and archaeological heritage is being lost; property values would depreciate; social unrest will result.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1 and S2 seek to safeguard, inter alia, residential and visual 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. Somerset and Exmoor National Park Joint Structure Plan Review Policy 49 seeks developments which provide access for, inter alia, cyclists. Policy H17 accepts extensions to dwelling subject to, inter alia, no loss of character, and no adverse impact on visual or residential amenity

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 had been established by numerous similar permissions. With regard to the proposed extension, it is not considered that residential or visual amenity would be adversely affected, and in respect of rear access, the applicant has confirmed that he has a right of way over the rear alley-way. If further access is obtained over the landed owned by Somerset Cricket Museum, then this would be a matter for the 2 parties to resolve.

RECOMMENDATION

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

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect residential or visual 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, H2, H4 and H17.

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: