

38/2005/094

COUNTRYSIDE CONSTRUCTION LTD

CHANGE OF USE AND CONVERSION OF COACH HOUSE TO DWELLING AT 87 STAPLEGROVE ROAD, TAUNTON

22047/25158

FULL PERMISSION

PROPOSAL

The proposal is for the change of use and conversion of the Coach House, which is located within the grounds of 87 Staplegrove Road to a dwelling. The Coach House is a Grade II listed building by virtue of curtilage and lies within the settlement limits of Taunton, as identified within the Local Plan. The building in question was last used as ancillary accommodation/offices in connection with the main house. The scheme involves the removal of the existing cladding and windows from the south elevation and their replacement with fenestration, which reflects the original openings of the Coach House. The fenestration on the north and east elevations is to remain unaltered. 2 off street parking spaces are to be provided. Listed building consent has already been granted for the works. There are a number of other applications currently under consideration in relation to the adjoining site.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY views awaited. WESSEX WATER recommend informatives re connections onto the Wessex Water system and the need to protect/divert existing apparatus.

CONSERVATION OFFICER no objection.

11 LETTERS OF OBJECTION (from 7 local residents) have been received raising the following issues:- all of the applications that relate to the site should be treated as a whole, as together they constitute a significant development, directly affecting all local residents, who should be kept informed; there are bats and slow worms present on the site; the proposal will generate traffic in an already congested area, exacerbating existing parking problem, this may obstruct emergency vehicles; construction vehicles are a danger to pedestrians, particularly local school children; access to Weirfield Green should be unrestricted and commercial vehicles banned from parking in the area; the staggered hard-stand parking at the front is highly visible and unsightly; the lack of garage/garden is out of keeping with the area and provision of both would be beneficial, this would remove vehicles from the front of the building and the need to exit onto a corner or obstruct visibility; a garage at the rear would ma*** the integrity of the plot and facilitate a reconsideration of the associated high density scheme; the access should be clearly defined; no commercial vehicles or caravans should be parked on the forecourt; the access is on a corner and should this be altered it may affect the willow as well as other trees; increased surface water run off; no construction works should be carried out before 8 a.m. or after 6 p.m. on weekdays, after noon on Saturday, or on Sunday; the sewage system will need to be altered to cope; increase noise; the development is

solely to maximise profits; it will adversely effect the quality of life of local residents; the existing site is an eyesore and no attempt has been made to clear the rubbish, which is a fire risk; the rubbish, builder's hut and machinery should be moved from the site; if allowed the development would generate more rubbish and be an eyesore; the dwelling should not be used for commercial or business purposes.

POLICY CONTEXT

Policies S1 (general), S2 (design), and H1 (housing within classified limits) of the Taunton Deane Local Plan (Revised Deposit numbering) stipulate that new dwellings should not harm neighbouring amenity, or erode the character of any given area or street scene.

ASSESSMENT

Whilst the applicants piecemeal approach to development within the area is far from ideal, the planning authority have to consider the current proposal on its own merits.

The proposal is for one 2 bedroomed dwelling, and as such, in its own right, it will not generate a significant amount of additional traffic in the area. The scheme provides 2 off street parking spaces and utilises an existing access/hardstanding. Therefore, it should not worsen the existing parking situation or be prejudicial to highway safety. There is an area of amenity land to be provided to the front of the building and it is not considered that the lack of a garage would significantly harm the character of the area.

The proposal will improve the appearance of the building and as such enhance the character of the area and appearance of the street scene. It is not considered that the proposal would harm neighbouring amenity or quality of life. The window on the east elevation and the rooflights on the north elevation directly overlook adjoining land, however, as this is the applicant's land it is not deemed to be a sufficient ground on which to resist the proposal.

The works do not significantly alter the fabric of the building and as such are unlikely to disturb protected species. However, an advisory note is recommended to cover this eventuality, the scheme does not involve works to any of the trees, which are on adjoining land.

If at a later date the premises were to be used for commercial or business purposes then separate planning permission would be required. Drainage and disposal of sewage will be addressed at the Building Regulation stage. Advisory notes are recommended requesting the applicant to ensure that during works on site as little inconvenience as possible is caused to neighbouring properties and that the rubbish be cleared from the adjoining land. A number of the other concerns raised are either not planning considerations or relate to the proposal on the adjoining land.

For these reasons the proposal is considered to be acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, details/samples of fenestration, landscaping, hard landscaping, parking as on plan, boundary treatment and second hard materials to be used where necessary. Notes re disabled persons act, energy conservation, meter boxed, water conservation. Rowntree Foundation, Part M, need to protect Wessex Water infrastructure, Wessex Water connection points, sewer diversion/protection works, development to be carried out in accordance with approved plans, attention drawn to needs of disabled, attention drawn to relevant listed building consent, rubbish to be cleared from adjoining site, care during construction to avoid inconvenience to neighbours and protected species.

REASON FOR RECOMMENDATION:- The proposed use is considered appropriate and the proposal will enhance the appearance of the building. The scheme will not significantly harm neighbouring amenity, the character of the area, or appearance of the street scene. Therefore it accords with Taunton Deane Local Plan Policies S1, S2 and H1 (Revised Deposit numbering).

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: