

38/2002/259

SWANMORE ESTATES

CONVERSION OF FIRST AND SECOND FLOORS TO FORM FOUR FLATS AND PROVISION OF PARKING AREA TO REAR AT NO 1 EAST REACH, TAUNTON AS AMENDED BY AGENTS LETTER DATED 8TH AUGUST, 2002 AND DRAWING 0214/2

23150/24540

FULL PERMISSION

PROPOSAL

The first floor above this florists shop is currently part storage, part residential with the second floor entirely residential. This proposal seeks to divide each of these floors into two self-contained flats.

The proposal will also involve removal of the covered yard at the rear (fronting Tancred Street) to provide car parking.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY the proposed development site is located within Taunton town centre, close to a public car park and a wide range of facilities. While I have no objections to the principle of this development, I am concerned that the position of the building will severely restrict visibility both of and for vehicles emerging from the car park onto Tancred Street. I am also concerned that the provision of five car parking spaces for four flats is excessive provision for a town centre site. I would request that the applicant submits amended plans omitting the car parking area and provides secure, covered, cycle parking facilities at a minimum rate of one space per dwelling unit.

PRIORY COMMUNITY ASSOCIATION support use over shop for housing. Object to demolition of historic brick walled yard; building should be retained for waste and cycle parking; security gates and pillars should be provided for limited parking; sustainable drainage of paving important to aid landscaping and the tree to thrive in the summer.

ONE LETTER OF OBJECTION has been received from the owner of the adjoining Post Office concerned in respect of disposal of foul water and roof drainage; loss of outbuildings to provide parking will compromise security; vehicles reversing onto highway will cause road safety problem.

POLICY CONTEXT

Policy H4 of the Taunton Deane Local Plan Revised Deposit encourages residential conversions within the Taunton Central Area subject to them not being detrimentally affected by an existing use; that the building or street scene will not be harmed; that the

historic and archaeological heritage of the area would not be compromised; and that the proposal would not conflict with policies to protect the integrity of shopping frontages.

ASSESSMENT

The principle of better use of the upstairs area is to be welcomed. The applicant has agreed to address issues raised including drainage matters, the provision of cycle parking and provision of a boundary wall to protect the rear of the Post Office. They have also discussed realigning the parking spaces with the County Highway Authority, who it is understood that no longer wish to raise objection, although confirmation of this is still awaited.

RECOMMENDATION

Subject to further observations of the County Highway Authority the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of parking, cycle parking, boundary wall, drainage. Notes re soundproofing , CDM Regs.

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

CONTACT OFFICER: 356464 MR T BURTON

NOTES: