

MR R WILSON & MRS P WILSON

CHANGE OF USE AND CONVERSION OF BARN TO SINGLE DWELLING AND ASSOCIATED GARAGING TO THE REAR OF 24 NORTH STREET, WIVELISCOMBE.

08050/27950

FULL PERMISSION

PROPOSAL

This application is for the change of use, the addition of a first floor extension and the conversion of a barn and outbuildings to a single dwelling to the rear of the properties fronting North Street and adjacent to the access road to the side of the public car park on North Street. The buildings comprises a two storey barn and single storey outbuildings, forming an L-shaped complex. The site is approached from an existing access onto the access lane running to the side of the premises.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAYS whilst there is no objection in principle to a dwelling on this site, I am concerned about the lack of forward visibility on this access lane. The lane is not shown as public highway, and it does not appear as a public footpath on the road records. I must assume that it is in private ownership, with a right of access over it. I am concerned that vehicles leaving the site have limited visibility of traffic/pedestrians/cyclists using the lane to access North Street, and that the visibility is extremely substandard upon leaving the lane to enter North Street. It would seem from the application that the site was used previously as a garage facility, and as such it may be unreasonable to raise objection to this proposal despite the potential conflict of vehicles and pedestrians. I would be interested in any alternative parking arrangements that are being made for the existing dwellings, which I am assuming this previous garage served.

RIGHTS OF WAY OFFICER - the access to the new dwelling is along the footpath but it may be wide enough if showed not to be obstructed by opening gates etc. The door onto the footpath at the rear should open into the property. Drainage of the whole plot should not be allowed to affect the footpath, especially at the rear.

PARISH COUNCIL raise concerns about the suitability of the access, as it is a footpath and already carries a lot of traffic; the application will set a precedent for further development, and an application in respect of a nearby property has already been refused.

1 LETTER OF CONCERN raising various non-planning issues such as access for builders, concern about damage to property and making good.

POLICY CONTEXT

The West Deane Local Plan (adopted May 1997) is the adopted local plan for this site. In Special Landscape Areas, the Borough Council will exercise strict control of development and encourage positive measures of enhancement in accordance with policy WD/EC/16. WD/EC/23 (Conservation Areas):- where appropriate alternative uses for buildings under threat will be supported where these lead to the retention and future use of the building; the removal of unsightly and unnecessary street furniture will be encouraged; particular attention will be given to the reinstatement of derelict or vacant land; the demolition of buildings which are important to the character of the Conservation Area will be resisted; ways of reducing the volume of vehicular traffic and on-street parking in parts of the Conservation Areas will be investigated; there will be a presumption in favour of the retention of existing trees and hedgerows of amenity value and stone walls; planning permission will not normally be granted for any development unless it is to a standard of design which preserves and enhances the particular character of the Conservation Area. WD/EC/30 (Area of High Archaeological Potential): here Structure Plan policy AH5 will apply. Appropriate evaluation will be required to determine the archaeological value of the site before any planning applications are determined. In the assessment of this application, the following Taunton Deane Local Plan Revised Deposit (November 2000) policies are taken into account:- S1 (General requirements), EN 15 (Conservation Areas), where development should preserve or enhance the appearance or character of the Conservation Area. EN24 (Areas of High Archaeological Potential) states that if a proposal affects a site of archaeological interest of Area of High Archaeological Potential, or if it is suspected the development could affect archaeological remains, developers must provide satisfactory evaluation of the archaeological value of the site, and the likely effects on it, before planning applications are determined. S6 (Rural Centres) these are appropriate for selective development, which enhances or maintains their local social and economic role and environmental quality and does not lead to a significant increase in car travel. Policy H1 (Housing within classified settlements) permits development within defined limits of settlements provided that there is safe and convenient access by bus or on foot to facilities and employment, provision for off-site public transport, cycling and pedestrian facilities and highway improvements, traffic calming, pedestrian, cycle and bus measures where necessary, convenient access and movement for people with impaired mobility, the character or residential amenity of existing residential areas is not eroded, a coherent approach to the overall design is adopted, and existing and proposed dwellings will enjoy adequate privacy and sunlight. WV2 limits new housing to small scale developments including infilling, within the settlement limits.

ASSESSMENT

In light of these policies, I consider that the principle of converting this building to residential use is acceptable as the site is within the recognised settlement limits of Wiveliscombe. I consider that the proposal does not adversely affect the appearance or character of the building or the street scene at this point. The first floor extension element of a proposal is considered to be a good design, reinforcing the local character and distinctiveness of the area. The form and character of the dwelling are not compromised, by the extension or conversion. I consider that the proposal does not harm the residential amenity of neighbouring dwellings or the amenities of the existing property. It can be argued that the proposal preserves and enhances the character and appearance of the Conservation Area. As the building can be converted to ancillary accommodation without the benefit of planning permission and the outbuildings are

currently used for garaging, the use of the lane to serve the proposal is not considered to be refusable. The developers are being advised to incorporate measures to minimise the use of energy and water in the use of the building. The site referred to by the Parish Council is to the rear (north) of this site and was for the erection of a new dwelling rather than conversion of an existing building. That application was refused on the grounds that the site was of insufficient size to satisfactorily accommodate a dwellinghouse and, if allowed, would result in a cramped form of development to the detriment of the visual amenities of the area. The site was within the Conservation Area where the character at this point is of outbuildings and land associated with the principal buildings on North Street. It was considered that the new built dwelling would be at variance with this established character. Concern was also raised with the access leading to the proposed site but the lane narrows at the gable of this proposed conversion and County Highways Authority raise no objection.

RECOMMENDATION

Subject to the receipt of no further representations raising new issues by the 12th November, the Chief Planning Officer in consultation with the Chair/Vice chair be authorised to determine the application and if permission be GRANTED be subject to conditions of time limit, material as application forms, good quality second hand slate or other slate on the roof, schedule of works, flush rooflights, salvaged materials for repairs, boundary details to be submitted, new timber windows and doors, services underground, removal of permitted development rights for windows/dormers, extensions and gates, walls etc, meter boxes, rainwater goods to be submitted, parking for 2 vehicles, turning space, entrance gates to open inwards. Notes re conversion letter, energy conservatory, meter boxes, Sick and Disabled Act, access for the disabled, water conservation.

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:

