

49/2005/047

MR & MRS N FIRTH

**CONVERSION OF SPACE OVER GARAGE AND STORE TO FORM LIVING ACCOMMODATION AT 28 WEST STREET, WIVELISCOMBE AS AMENDED BY LETTER AND PLAN NO.8902A RECEIVED 8TH AUGUST, 2005**

07956/27845

FULL PERMISSION

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**PROPOSAL**

The property is situated on the corner of West Street and Jews Lane in Wiveliscombe. The building, the subject of the application, is an outbuilding currently used as ancillary storage/garage workshop to No. 28. Jews Lane rises away from West Street, thus the outbuilding is at a slightly higher level than the main house. No. 26 West Street is to the east of No. 28, and windows in the existing houses face each other. No. 3 Richard Beadon Close is to the north of the site, this is a bungalow, sited on higher ground, such that only the upper level of the outbuilding comes above the garden. A high conifer hedge screens the north-western elevation from No 3. The outbuilding is stone/painted stone with corrugated roofing sheets, with a lower part to the east. It is intended to take the roof off the lower part, and erect fencing on top of the existing wall to a height 2 m to form an enclosed terrace area. It is also intended to install two rooflights adjacent to the ridge, and re-roof in slate to match the house. The window facing Jews Lane would be increased in size.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY providing the accommodation is used ancillary to the main dwelling, no objections. RIGHTS OF WAY OFFICER no observations to make.

CONSERVATION OFFICER no objection, details of glazed gable should be conditioned for future approval.

PARISH COUNCIL objections on basis that the impact would be caused to surrounding neighbouring properties which would be seriously overlooked from the roof terrace. The property is in close proximity to other residential dwellings.

ONE LETTER OF OBJECTION has been received raising the following issues:- the balcony area would be very close to Nos. 24 and 26, the development is so close as to be overpowering and an encroachment into the little space between properties, the balcony would be about 12 ft from a bathroom window.

**POLICY CONTEXT**

Taunton Deane Local Plan Policies S1 General requirements relating to highway safety, accessibility, health and safety of users of the development, character of the landscape

and building not to be harmed, S2 good design to reinforce the character, H18 ancillary accommodation, the conversion of an appropriate building within the curtilage of a dwelling for ancillary accommodation will be permitted. The site is within Wiveliscombe Conservation Area, EN14 Conservation Areas, development should preserve or enhance the appearance or character of the Conservation Area.

## **ASSESSMENT**

The outbuilding is existing, thus Policy H18 allows for the conversion of such buildings to ancillary accommodation. The plans have been amended to overcome any potential overlooking, as the enclosure would be 2 m above the floor level and the rooflights would be adjacent to the roof. The proposal is considered to be acceptable.

## **RECOMMENDATION**

Permission be GRANTED subject to conditions of time, retention of fencing/means of enclosure to 2 m in height, only those windows shown, details of front window, single family house.

REASON(S) FOR RECOMMENDATION:- The proposal accords with Taunton Deane Local Plan Policies H18 and EN14 without detriment to the character of the Conservation Area or the amenities of the neighbouring properties.

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

**CONTACT OFFICER: 356460 MS K MARLOW (MON/TUES ONLY)**

NOTES: