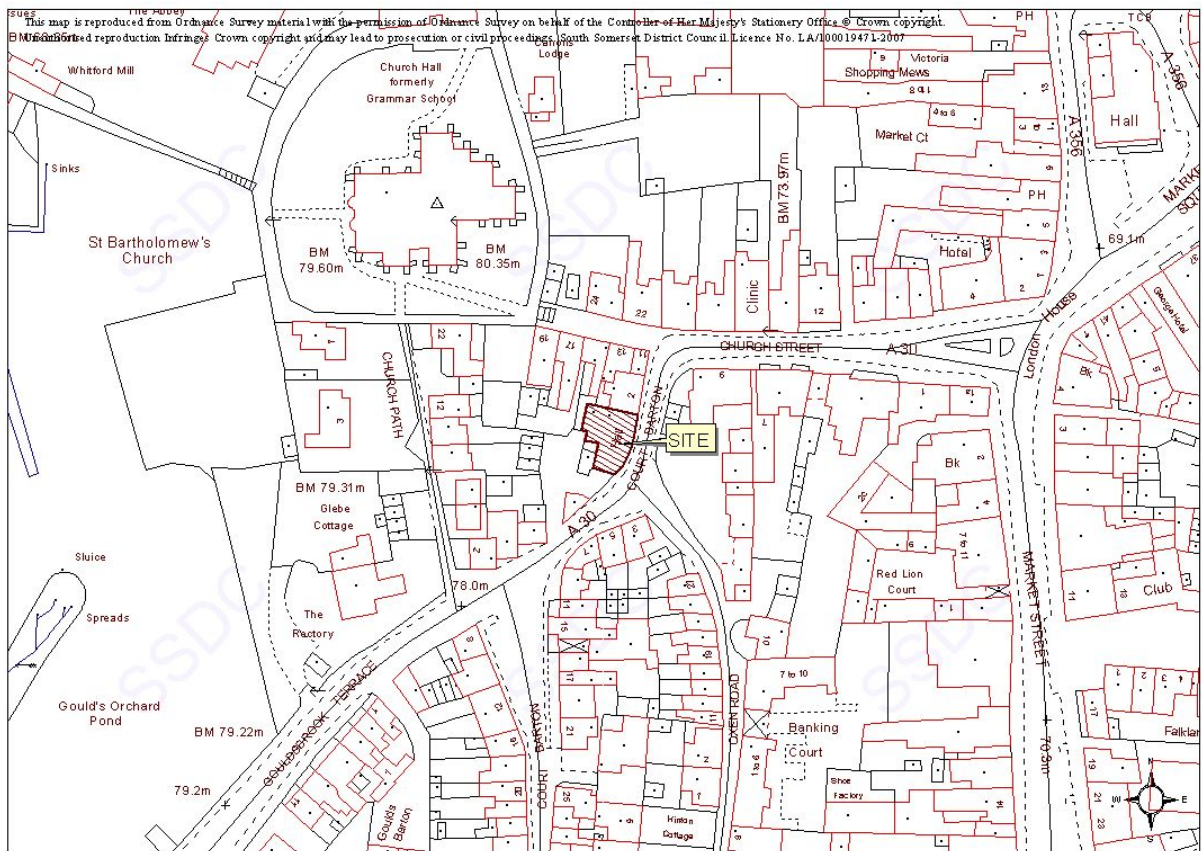


OFFICER: Jennie Roberts (01935) 462517 [Item 5]
APPL.NO: 07/02523/FUL APPLICATION TYPE: Full Application
PARISH: Crewkerne WARD: CREWKERNE TOWN
DESCRIPTION: Alteration and conversion to two dwellings (GR 344000/109744)
LOCATION: Liberal Hall Court Barton Crewkerne Somerset TA18 7HW
APPLICANT: Charles Hickey
AGENT: Malcolm McAll The Old Bakery Bincombe Lane Crewkerne TA18 7LY
DATE ACCEPTED: 25 May 2007

REASON FOR REFERRAL TO COMMITTEE:

The Ward Members, with the agreement of the Area Chairman, has asked for the application to be referred to the Committee to enable members to consider issues regarding parking provision and the sufficiency of the outdoor amenity space.

SITE DESCRIPTION AND PROPOSAL:



The application proposes the conversion and associated alterations of a redundant building within the Crewkerne conservation area into two two-bedroomed dwelling houses. The dwellings would comprise open-plan living areas on the ground floor, with two bedrooms and a bathroom on the first floors.

The proposed external alterations would comprise the removal of the single storey extension to the south of the building, to allow courtyard outdoor amenity spaces to be created. One chimney would also be removed. Conservation rooflights would be inserted in the roof to allow light into the first floor.

The site is located within the centre of Crewkerne, within walking distance of local services and facilities. There is a public car park close by. No parking spaces have been included in the scheme.

This application is an amended resubmission of a previous application (07/01723/FUL), which was withdrawn because the case officer and Conservation Manager were concerned that the scheme neither respected nor enhanced the character or appearance of the conservation area. This was largely due to the proposed introduction of dormer windows, although there

were other proposed external alterations that were of concern (see Conservation Manager's response on previous application).

HISTORY:

07/01723/FUL - Alteration and conversion to two dwellings - withdrawn.

POLICY:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that decisions must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise.

Relevant Development Plan Documents

Regional Spatial Strategy:

VIS2 - Principles for Future Development

EN3 - The Historic Environment

EN4 - Quality in the Built Environment

HO5 - Previously Developed Land and Buildings

Somerset and Exmoor National Park Joint Structure Plan

STR1 - Sustainable Development

STR2 - Towns

Policy 9 - The Built Historic Environment

South Somerset Local Plan (Adopted April 2006)

ST5 - General Principles of Development

ST6 - The Quality of Development

EH1 - Conservation Areas

CONSULTATIONS:

Crewkerne Town Council

"The Council has the same opinion as its response to 07/01723/FUL i.e. RECOMMEND REFUSAL on the grounds of overdevelopment and lack of amenity space. The Council would prefer to see just one dwelling."

Highways

"The site is located in the centre of Crewkerne, within walking distance of all the local services and facilities. The site is also located in close proximity to a public car park and as such the proposal is unlikely to promote parking on the public highway. Therefore, I would advise you that from a highway point of view there is no objection to the proposal."

A discussion was also had with the highways planning liaison officer, who pointed out that the existing use of the building as a meeting hall (albeit currently unused) could generate far more traffic than two small units of accommodation. This means that the proposed use is no less desirable than the existing in highways terms.

Area Engineer

No comment.

Conservation Manager

"The revised scheme is acceptable. I can recommend approval now."

Development Control Archaeologist

No objections.

REPRESENTATIONS:

One neighbour has written in full support of the application.

One neighbour has written objecting to the application, and is concerned about the proposal's effect on both highway safety and the parking situation.

CONSIDERATIONS:

The main planning considerations are the impacts of the proposed development on: the character and appearance of the conservation area; the residential amenity of neighbouring properties and highway safety/parking.

Conservation area

As mentioned above, there were concerns about the impact of the original application on the character and appearance of the conservation area. However, these concerns have largely been overcome, and it is now considered that the scheme would have an acceptable impact on the visual amenity of the surrounding area.

Residential amenity

It is recommended that those windows in the proposed scheme that have the potential to overlook other properties be conditioned to be obscure glazed. Aside from one rooflight in the rear elevation, these windows are extant.

It is acknowledged that the proposed outdoor amenity space is relatively small. However, the dwellings would be small, two-bedroomed units, and it is considered that the proposed space is sufficient for properties of this size.

With the above in mind, it is considered there would be no detrimental impact on residential amenity in accordance with policy ST6 of the South Somerset Local Plan 2006.

Highway safety/parking

The Highways Planning Liaison Officer raises no objection to the scheme. The site is within the centre of Crewkerne, and is therefore considered to be in a sustainable location, close to public transport and amenities. The existing use of the building as a meeting hall (albeit currently unused) could generate far more traffic than two small units of accommodation, and users of the building would be able to park in a nearby public car park (within 160m of the site). It is therefore considered acceptable that no parking spaces have been provided as part of this scheme. As such, it is considered that the proposed development has an acceptable impact in highways terms, in accordance with policy ST5 of the South Somerset Local Plan (adopted 2006).

RECOMMENDATION:

Application Permitted with Conditions

The scheme is acceptable in terms of its impact on the character and appearance of the conservation area. Furthermore, it is acceptable in terms of its impact on the residential amenity of neighbouring properties and in terms of highway safety. As such, the scheme accords with policies ST5, ST6 and EH1 of the South Somerset Local Plan (Adopted April 2006), policies STR1, STR2 and 9 of the Somerset and Exmoor National Park Joint Structure Plan and policies VIS2, EN3, EN4 and HO5 of RPG10.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or

without modification), no additional windows, including dormer windows, or other openings (including doors) shall be formed in the building, or other external alteration made without the prior express grant of planning permission.

Reason: In the interests of the character and appearance of the conservation area and the residential amenity of neighbouring properties, in accordance with policies ST6 and EH1 of the South Somerset Local Plan (adopted 2006).

3. The first floor rooflight in the north elevation, and the ground floor sash windows in the north and west elevations of Unit 2 of the development hereby approved shall be constructed with obscure glass, and maintained as such thereafter.

Reason: In the interests of residential amenity, in accordance with policy ST6 of the South Somerset Local Plan (adopted 2006).

4. The rooflights hereby approved shall be of a conservation area type such that they shall not protrude above the plane of the roof unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the conservation area, in accordance with policy EH1 of the South Somerset Local Plan (adopted 2006).

5. No works shall be undertaken unless details of the means of enclosure of the two courtyard areas have been received in writing by the Local Planning Authority. Such details shall comprise proposed height and materials. Thereafter, unless otherwise agreed in writing by the Local Planning Authority, no individual house shall be first occupied until the agreed means of enclosure have been completed.

Reason: In the interests of the character and appearance of the conservation area, in accordance with policy EH1 of the South Somerset Local Plan (adopted 2006).
