



Appeal Decision

Site visit made on 29 September 2020

by A Spencer-Peet BSc(Hons) PGDip.LP Solicitor (Non Practising)

an Inspector appointed by the Secretary of State

Decision date: 13 October 2020

Appeal Ref: APP/W3330/D/20/3255129

12 Blackmoor Road, Wellington TA21 8ED

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs Fasey against the decision of Somerset West and Taunton Council.
 - The application Ref 43/20/0028, dated 11 March 2020, was refused by notice dated 17 June 2020.
 - The development proposed is to construct rear extension to garage and to convert garage into new bedroom with wet room.
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Decision

1. The appeal is allowed and planning permission is granted to construct rear extension to garage and to convert garage into new bedroom with wet room at 12 Blackmoor Road, Wellington TA21 8ED in accordance with the terms of the application, Ref: 43/20/0028, dated 11 March 2020, subject to the following conditions:
 - 1) The development hereby permitted shall be begun before the expiration of three years from the date of this decision.
 - 2) The development hereby approved shall in all respects accord strictly with drawing numbers which are dated March 2020: Location Plan 01, Block Plan 02, Existing Plan 03, Existing Elevations 04, Proposed Plan 05 and Proposed Elevations 06.

Procedural Matters

2. I have used the description of development contained within section E of the appeal form, in the banner heading above, rather than the description as provided on the original application form.

Main Issue

3. The main issue is the effect of the proposed parking arrangements on the living conditions of future occupiers and nearby residents.

Reasons

4. The appeal proposal seeks to convert the existing garage at the appeal property into a bedroom. As a result, the appeal building would comprise a 4 bedroom dwelling.

5. Policy A1 of the Site Allocations and Development Management Plan 2016 (the SADMP) confirms that new development will normally be required to provide parking provision in accordance with the Parking Standards as set out in Appendix E of the SADMP. Appendix E of the SADMP indicates that, within the Wellington Urban Area, for a four bedroom dwelling the required parking standard is a maximum of 3 spaces. The table provided under Appendix E further confirms that lower levels of parking provision may be considered for individual developments.
6. The Council's Officer maintains that the proposed conversion of the garage at the appeal property, would result in only a single off road parking space being available to serve the dwelling and its residents. However, I observed on my site visit that the driveway at the appeal property was of sufficient size to allow for the parking of two vehicles side by side. While I acknowledge the Appellants' contention that there would be sufficient space for an additional third 'small car' to park on the existing driveway, in my view, and based on my observations, a third vehicle of any size would be likely to overhang the pavement to some degree.
7. This section of Blackmoor Road has no restrictions in terms of on street parking and, as I observed on my site visit, cars were parked on the highway close to the site. There is no evidence before me that this area suffers from parking stress, and I noted on my site visit that whilst some space had been taken up, there was sufficient capacity for additional vehicles to be parked close to the appeal site.
8. Further to the above, and in the event that residents or visitors to the appeal property were to park on street adjacent to the appeal property, there would be sufficient space at the end of this cul de sac to allow for residents of 13 Blackmoor Road to safely and conveniently access the driveway which serves that dwelling. In this regard, there would also be sufficient space within the turning head of the cul de sac that vehicles emerging from 13 Blackmoor Road would be able to safely manoeuvre when reversing out onto the highway.
9. Whilst the appeal proposal would not accord with the maximum parking standards contained within Appendix E of the SADMP, the site is located close to services and facilities contained within Wellington such that occupants of the appeal dwelling may not necessarily require three off street parking spaces. For the above reasons, I therefore conclude that the proposal would not adversely affect the living conditions of future residents of the appeal property.
10. The additional numbers of cars that may be parked on the highway as a result of the proposal would not be significant and would not, in my view, be likely to adversely affect the free flow of traffic or have a harmful impact with regards to the amenity of residents at 13 Blackmoor Road or other nearby residential properties.
11. Appendix E of the SADMP does confirm that individual developments may be considered appropriate for lower levels of provision than the maximum parking standards and, for the reasons given above, I conclude that the proposed parking arrangements would not be harmful to the amenity of future residents or harmful to the living conditions of residents at 13 Blackmoor Road.
12. Given the above, the proposal accords with Policy D6 of the SADMP which, amongst other matters, requires that ancillary accommodation does not harm

the amenity of other dwellings and does not unacceptably prejudice the future amenities, parking, turning space and other services of the main dwelling.

Conditions

13. In addition to the standard three year period implementation condition, which is a statutory requirement, it is necessary, in the interest of certainty and precision, to define the plans with which the appeal scheme should accord.

Conclusions

14. For the reasons given above, the appeal succeeds and planning permission is granted subject to the conditions identified.

A Spencer-Peet

INSPECTOR