

20/14/0015/CA

MRS P CROSS

DEMOLITION OF GARAGE BUILDING, ERECTION OF DETACHED DWELLING WITH INTEGRAL GARAGE AND ERECTION OF DETACHED DOUBLE GARAGE TO SERVE EXISTING DWELLING IN THE GARDEN OF 'ROSSITERS' AT KINGSTON GARAGE, KINGSTON ST MARY

Location: KINGSTON GARAGE, KINGSTON ROAD, KINGSTON ST MARY,
TAUNTON, TA2 8HW

Grid Reference: 322142.129565

Conservation Area Consent

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

RECOMMENDED CONDITION(S) (if applicable)

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

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A4) DrNo 5019_01 Location Plan

(A2) DrNo 5019_04 Existing Building to be Demolished

Reason: For the avoidance of doubt and in the interests of proper planning.

Notes to Applicant

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has granted planning permission.
2. You are reminded of the need to comply with the conditions placed on planning permission 20/14/0016.

PROPOSAL

Kingston Garage is situated in the centre of Kingston St Mary, within the village development boundary and within the Conservation Area. The garage site is occupied by a large unlisted workshop building with a dwelling at the front of the site abutting the road. The garage is still in operation.

Conservation area consent has been granted several times in the past for the demolition of the garage building, along with planning permission for the erection of a dwelling and garage on the site, most recently in January 2011. This application now seeks conservation area consent, once again, for the demolition of the existing garage building, which would be replaced with a detached 4 bedroom dwelling with integral garage and erection of detached double garage (to serve the existing dwelling).

There is a concurrent application for planning permission for the erection of the dwelling, along with a further detached double garage to serve the existing property.

This application comes before committee as the agent is related to a member of staff.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

KINGSTON ST MARY PARISH COUNCIL - No objection

SCC - TRANSPORT DEVELOPMENT GROUP - No comments received

HERITAGE - No objections to the demolition of the garage.

Representations

None

PLANNING POLICIES

NPPF - National Planning Policy Framework,
CP8 - CP 8 ENVIRONMENT,

DETERMINING ISSUES AND CONSIDERATIONS

The garage workshop building is of no merit to the Kingston St Mary Conservation Area and it's demolition is considered to preserve and enhance the character and appearance of the area.

There is a concurrent planning application for a dwelling and domestic garage on the site, which is not deemed to have any adverse impact on the character and appearance of the Conservation Area.

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

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