

05/2005/037

MR P VASSALLO

RETENTION OF WALLS TO SIDE AND REAR, 16 STONEGALLOWS, TAUNTON.

20188/24003

RETENTION OF BUILDINGS/WORKS ETC.

PROPOSAL

The application property is a large detached dwelling located on the north side of the A38 at Stonegallows. Walls along the east and west boundaries to the rear of the property have been erected. To the west is a 15 m length of low brick wall, with a series of brick piers at intervals, with a 2.53 m section at right angles, and a 3.6 m section in the rear garden. To the east is a 8.8 m length of concrete block wall on the boundary. The height of this wall varies as it is stepped down, but generally the height is around 2 m, with a short section at 2.10 m. In side this wall the path is ramped up to a high level patio area running across the rear of the dwelling.

The walls are currently under construction, and the wall to the east is concrete block. The application forms states that materials will match the existing dwelling which is a brick plinth with render above.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL objects to the application as it stands at present. The construction in the west side nearest to the Stonegallows Inn is not visible either from there or from No. 14 Stonegallows. However, the wall between Nos. 16 and 14 which apparently has had no previous permission is very close to No. 14. There is a distance of approximately 12 inches between the walls under construction and No. 14. This makes it inaccessible for finishing off, i.e. rendering in keeping with neighbouring buildings. It has also made maintenance of the outside wall of No. 14 impossible. The wall is unsightly, rough and of amateurish construction and built of inappropriate materials - totally out of keeping with the area.

1 LETTER OF OBJECTION from adjoining owner raising the following issues:- concerned about the lack of access to physically maintain his own wall, and the final finished result of the new wall when viewed from his side; he would allow access for it to be finished and to match his property, the finish should be facing bricks with roughcast render (pea gravel) above and painted magnolia.

POLICY CONTEXT

Policies S1 (general), S2 (design) and H17 (extensions) of the Taunton Deane Local Plan seek, inter alia, to ensure that extensions do not harm the residential amenity of other dwellings.

ASSESSMENT

The brick wall along the western boundary has no impact outside the site, owing to substantial screening. The main issues relates to the concrete block wall built on the eastern boundary. At present it is unsightly, but when the finish has been applied, I consider it will be acceptable. It is necessary to apply a render finish to both sides of the wall for part of its length. The next door neighbour has indicated that he is willing to allow the applicant to go on his land subject to appropriate notice and conditions. The only difficulty would be in applying a render finish to the eastern side of the section of wall which is very close (approximately 300 mm) the neighbours extension. A waterproof coating could be applied, and the render finish to the neighbours extension could be painted. This would seem to be the appropriate solution.

RECOMMENDATION

Permission be GRANTED subject to condition re finishing off wall on eastern boundary in a protective coating and colour to match the existing dwelling.

REASON(S) FOR RECOMMENDATION:- When completed the wall would not have an adverse impact on visual or residential amenity, and therefore would not conflict with Taunton Deane Local Plan Policies S1, S2 and H17.

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: