

C R & M E COLES

ERECTION OF TWO STOREY EXTENSION, LINK EXTENSION, SINGLE STOREY EXTENSION, CAR PARK EXTENSION, DEMOLITION OF GROUND FLOOR LINEN ROOM AND GARDEN TERRACE, ALTERATIONS TO HOTEL AT NEW LINK ENTRY, MINOR INTERNAL ALTERATIONS, NEW RAISED GARDEN TERRACE, SERVICE ACCESS AND YARD AT RUMWELL MANOR HOTEL, RUMWELL AS AMENDED BY AGENTS LETTER AND PLANS REF. 138/15; 16; 17 AND 18 DATED 27TH SEPTEMBER, 2002 AND LETTERS DATED 31ST SEPTEMBER AND 3RD DECEMBER, 2002

19340/23200

FULL PERMISSION

PROPOSAL

The proposal is for the erection of a two storey extension measuring 17 m wide x 12.8 m deep and link extension 5.5 m x 6 m with demolition of ground floor linen room and garden terrace, proposed car parking extension, new raised garden terrace, new service access and service yard at The Rumwell Manor Hotel. The agent describes the hotel as an informal group of buildings with the dominant three storey building being the Georgian former Manor House built in 1805 by William Cadbury of Wellington. There are several Victorian buildings with a newer wing built approximately 15 years ago. The proposed extension has been positioned so that it is set back from the main elevation of the principal building by 6 m and to ensure that the extension is not seen during the approach to the hotel's entrance. The amended plans proposing a new conference/function room at ground floor level with a link through the existing kitchen, and 7 new bedrooms are proposed at the first floor. The design of the extension has attempted to be subservient to the principal building with lower eaves and ridge levels being two storey only. The materials will be natural slate roof with painted render/stucco for the external walls, windows will be timber and rainwater goods are intended to be metal. The proposed link will be a glazed screen with black polyester powder-coated frame. The access will remain as existing, however, a new vehicular driveway is proposed for the kitchen/service yard. The originally submitted plans included a 21 m wide two storey extension with dormer windows.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection, concern that visibility for and of vehicles exiting from the site is substandard, recommends that the applicant provides as much visibility as possible on land in his control. COUNTY ARCHAEOLOGIST no archeological implications. WESSEX WATER the developer has indicated that the disposal of foul drainage will be to an 'on site sewage treatment plant'. There are public sewers approximately 70 m to north of the proposal, only if a connection with that sewer is shown to be not feasible or practicable should a sewage treatment package plant be provided. Point of connection required to water main.

LANDSCAPE OFFICER initial plans:- concerned that the rear car park extensions and two storey extension will seriously affect existing trees and their roots. Require a tree survey and other details. CONSERVATION OFFICER original submission unacceptable in terms of scale and design. The principle of extension in this location is acceptable; the design is acceptable on the amended scheme, the details will be important. Conditions suggested. RIGHTS OF WAY OFFICER footpath appears to be preserved on the original line and therefore will not be affected by the development. TOURISM OFFICER fully supports the proposal, provides an important tourism accommodation for business visitors and leisure sector. ENVIRONMENTAL HEALTH if any changes in food preparation areas, they must comply with the relevant food safety etc regulations. DRAINAGE OFFICER conditions required re soakaways and tank.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit EN17 development proposals which would harm a Listed Building, its settings or any features of special or historic interest which it possesses, will not be permitted; EN18 explains the criteria to be followed for extensions to a Listed Building, includes the architectural and historic features, the design and materials being sympathetic and the extension being limited in scale so as not to dominate the appearance of the original building. Policy EC18 relates to tourist accommodation and the criteria for new or expanded facilities. It is considered that the proposal, as amended, is in accord with these policies.

ASSESSMENT

The principle of an extension to provide additional facilities for the hotel is acceptable. The hotel is well situated, adjacent to the A38 and served by bus routes, and has a landscaped setting with countryside beyond. The new extensions would provide conference/dining room with bedrooms over. The new building would also provide level access for wheelchair users, who are unable to easily access the existing main building. The scale and design have been modified to meet the concerns of the Conservation Officer and subject to conditions the revised scheme is acceptable. In order to be able to achieve the full visibility standard, part of the existing boundary/retaining wall would have to be removed. This would not be acceptable in Listed Building nor planning terms. There are trees close to the proposal some of which will have to be removed. Details of these and replacements have just been received, and views are awaited from the Landscape Officer. The new parking area extends to the south east and the revised extent is less than the original submission and is considered to be acceptable. The new driveway for the service yard results in a gap in the existing hedge. This is regrettable, but the overall improvement with the services yard adjacent to the existing and improved kitchen facilities outweighs the small loss of hedge. The overall setting of the Listed Building is not considered to be affected by this part of the proposal.

RECOMMENDATION

Subject to the views of the Landscape Officer regarding the details of trees to be removed/planted the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to materials to be submitted, landscaping, levels, tree projection, no trenches beneath trees, parking

provided. Notes re keep right of way clear, food hygiene regulations, no trenches under canopy, contact Wessex Water, soakaways, septic tank, not over sewer.

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:

