

24/2007/030

MR & MRS E ATKINS

RETENTION OF INCREASED HEIGHT OF SOUTH EAST BOUNDARY WALL, ADDITIONAL ROOF LIGHT AND THE SUBSTITUTION OF A WINDOW FOR A DOOR AND THE ERECTION OF SWIMMING POOL PLANT ROOM, THE OLD CANAL BARN, WRANTAGE

330800/122508

FULL

PROPOSAL

Permission is sought for the retention of increased height of south east boundary wall from 1.2 m as approved to 1.8 m. As now shown the wall does not abut the adjacent Canal Inn but leaves a gap of approximately 0.85 m.

Additional the erection of a swimming pool plant room measuring 2.1 m x 2.1 m located to the northeast of the barn adjacent to the Canal Inn is sought. This is a timber framed building with timber cladding on three sides attached to a wall linking the barn to the Inn.

Also proposed is an additional roof light on the south east (front) elevation and the substitution of a window for a door on the north east elevation facing the Inn.

CONSULTATIONS AND REPRESENTATIONS

WESSEX WATER recommends notes.

PARISH COUNCIL do not support this application due to the close proximity of the pump house to the neighbouring wall of the Canal Inn. However if the gap for maintenance to the Canal Inn wall was provided the Parish Council would support the application

1 LETTER OF OBJECTION has been received raising the following issues:- works have already been undertaken without consent; applicants have disregarding Party Wall Act and base of pump room is attached to their property; applicant originally offered to build the pump room 0.5 m away from boundary.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1, S2 and H17 the seek to safeguard, inter alia, visual and residential amenity, road safety, and the character of buildings.

ASSESSMENT

The works were all part of a retrospective application refused in January 2006 by Committee against Officer advice (24/2005/053) for the following reason:- In the opinion of the Local Planning Authority the purposed link extension has resulted in

an unacceptable loss of outlook and light to the neighbouring property thereby resulting in loss of visual and residential amenity. Accordingly the proposal is considered contrary to Taunton Deane Local Plan Policies S1, S2 and H17.

An informative was included indicating that the roof light and window changes were acceptable and a lower front wall, not tied to the public house, may be acceptable.

Subsequently an application for retrospective permission for just the retention of a covered link between converted barn and dwelling was approved on appeal by decision letter dated 8th March, 2007 following refusal of permission by Committee against Officer advice in September 2006.

As indicated at the time of the January 2006 decision the roof light and window changes are considered acceptable.

The issues to be addressed are the impact on the integrity and character of the former barn buildings, and the impact on the neighbouring property, the Canal Inn in respect of the pump house and increased height wall

Firstly the concerns raised by the adjoining owner are primarily issues between adjacent landowners and are not material planning considerations, these matters are dealt with by other legislation independent of the planning process. Whilst it may be regrettable that the works have already been carried out this should have no weight either in support of or against the scheme.

It is not considered that the small pool plant room, which is constructed of materials very much of a temporary nature, has any material adverse impact on the barn itself or on the amenities of the Canal Inn and in consequence this element of the proposal is also considered acceptable.

The front wall, although not reduced in height, is now set away from the Canal Inn. It is also set back from the road frontage and not a conspicuous element in the street scene.

Condition 8 of the original approval for the barn conversion required this access to be closed in a manner to be agreed with the Local Planning Authority. As now proposed there is the potential for pedestrian access to a courtyard area between the Canal Inn, the covered link, the wall to which the pump room is attached and the front wall. Pedestrian gates provide access to the barn from this courtyard.

As the position of the wall would still give the possibility of parking in front of it the requirements of condition 8 need to be repeated to prevent this eventuality and possible resultant highway danger.

RECOMMENDATION

Permission be GRANTED subject to condition requiring access adjacent to the Canal Inn to be closed in a manner to be agreed with the Local Planning Authority.

REASON(S) FOR RECOMMENDATION:- The development does not adversely affect the character of the buildings, or visual or residential amenity and therefore does not conflict with Taunton Deane Local Plan Policies S1, S2 or 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: