

49/15/0038/LB

MR E & MRS P GAINES

FORMATION OF REPOSITIONED VEHICULAR ACCESS FROM FORD ROAD, NEW DRIVEWAY WITHIN SITE INCLUDING ASSOCIATED NEW WALLS AND ALTERATIONS TO EXISTING WALLS AT TOR HOUSE, 48 FORD ROAD, WIVELISCOMBE

Location: TOR HOUSE, 48 FORD ROAD, WIVELISCOMBE, TAUNTON, TA4
2RE

Grid Reference: 308565.128048

Listed Building Consent: Works

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

RECOMMENDED CONDITION(S) (if applicable)

1. The works for which consent is hereby granted shall be begun not later than the expiration of three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by S51(4) Planning and Compulsory Purchase Act 2004).

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

(A1) DrNo 2406.08 LB Site Layout and Access As Proposed
(A1) DrNo 2406.09 Access Plan And Elevations Existing And Proposed
(A1) DrNo 2406.10 Turning Head Area. Existing And Proposed
(A3) DrNo 2406.12 Location Plan For Listed Building Application

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

3. Only those materials specified in the application and identified on the approved plans shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of preserving the listed building, its setting and any features of historic or architectural interest that it possesses, in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies DM1 and CP8 of the Taunton Deane Core Strategy and the relevant guidance in Section 12 of the National Planning Policy Framework.

4. No development, excluding site works, shall begin until a panel of the proposed stone work for the walls to be erected in accordance with the approved plans and measuring at least 1m x 1m has been built on the site. Both the materials and the colour and type of mortar for pointing used within the panel shall be agreed in writing by the Local Planning Authority prior to application and the development shall be completed in accordance with the agreed details and thereafter maintained as such, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of preserving the listed building, its setting and any features of historic or architectural interest that it possesses, in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies DM1 and CP8 of the Taunton Deane Core Strategy and the relevant guidance in Section 12 of the National Planning Policy Framework.

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 with the applicant and entered into pre-application discussions to enable the grant of planning permission.

PROPOSAL

The application seeks Listed Building Consent for alterations and works affecting vehicular access, boundary walls and gate pillars at Tor House, Wiveliscombe.

The proposed works seek to provide a betterment to the existing access arrangement serving Tor House and Tor View; the works would also benefit the associated planning application (49/15/0037) that seeks outline permission for the erection of two new dwelling houses within the property.

The roadside stone walls and wall abutting the driveway will be removed and replacement structures erected. The roadside walls will be faced with reclaimed stone and new gate pillar constructed to replicate the original; these works will provide visibility splay improvements. The retaining wall abutting the driveway will be finished with render and the driveway will be realigned at a gradient not exceeding 1 in 15. A new turning head together with passing places will also be provided.

SITE DESCRIPTION AND HISTORY

Tor House is an imposing residential property located East of Ford Road, Wiveliscombe. The site comprises a large, two storey dwelling house that is Grade II Listed, set within a large residential curtilage largely laid to lawn with domestic landscaping. The property benefits from vehicular access to the South, which enters the site along a narrow driveway. The roadside boundary comprises a natural sandstone retaining wall with tall gate pillars finished with render. There are residential properties to the North and South of the site and planning permission has recently been granted for the conversion of an outbuilding to a separate dwelling house, LPA reference s 49/15/0009 and 0012LB.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

WIVELISCOMBE TOWN COUNCIL - The Town Council support the application but would like to comment on the access to the proposed two new dwellings and the two existing dwellings.

Are the visual splays adequate for the current dwellings and the proposed new dwellings and has consideration been taken regarding the increase in traffic using the nearby junction due to new housing developments also can the visual splays be maintained.

Representations

None received.

PLANNING POLICIES

CP8 - CP 8 ENVIRONMENT,
DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,
NPPF - National Planning Policy Framework,

DETERMINING ISSUES AND CONSIDERATIONS

Applications for listed building consent must be determined in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires that in considering whether to grant listed building consent, the Local Planning Authority "shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

The proposed works effect the boundary walls of Tor House, which are considered to be listed as curtilage features associated to Tor House. The relaying of the access drive and provision of additional hardstanding areas within the property do not affect the listed building and do not specifically require Listed Building Consent. The issue of the impact of these works upon highway safety, as raised by the Town Council, falls to be considered under the corresponding planning application and not this application for Listed Building Consent.

The realigned road side walls and gate pillars will be finished in materials that replicate the existing structure. it is considered that there will be no significant harm to these elements of the heritage asset as a result. The use of render to finish the retaining walls erected along the driveway edge will be in keeping with the general finish and appearance of the main Listed Building and is appropriate in the context of the site.

The proposed works will have a minimal impact upon the heritage asset and will not materially harm the appearance of the walls and site in general. The Council's Conservation Officer has commented on the corresponding planning application and raises no objection, subject to the piers being reinstated in the proposed position. As a consequence the proposals will preserve the historic interest of these features as is required by Section 16 of the Act. In addition, the proposals will provide betterment to the existing access through improved visibility splays which are considered to provide appropriate justification for the works to the road side walls.

Having regard to the above matters, the proposed works are considered to comply with Policy CP8 of the Core Strategy and guidance set out within Section 12 of the National Planning Policy Framework, in particular Para 134. It is therefore recommended that Listed building Consent be approved.

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

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