

23/2007/027

MR S PETTS

CONSTRUCTION OF REPLACEMENT PAVED AREA TO INCLUDE VERANDA WITH SCREEN WALL AND FORMATION OF NEW REAR DOORWAY AT THE GLOBE INN, FORE STREET, MILVERTON AS AMENDED BY

312353/125760

FULL

PROPOSAL

The proposal comprises the construction of a paved area to form a veranda to the southern side of the property, the erection of a screen wall on the southern boundary of the property and the installation of a doorway in the southern elevation of the property to access the veranda. The property, which is a public house and restaurant, is a Grade II listed building and lies within the Milverton Conservation Area.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no observations.

CONSERVATION OFFICER no objection to principle. Suggest the stone piers replaced by rendered piers and fencing less ornate incorporating hit and miss panels. If potential noise an issue, suggest fencing is replaced by rendered walls.

PARISH COUNCIL does not support the proposal due to the potential to generate noise, close proximity to adjacent properties causing overlooking and privacy, lack of adequate landscaping.

FOUR LETTERS OF OBJECTION have been received raising the following issues:- loss of privacy from people looking over the fence; additional noise; smell nuisance and environmental health from cigarette smokers; intrusive in conservation area; height of fence would dominate area.

POLICY CONTEXT

Taunton Deane Local Plan Policies S1 (general requirements), S2 (design), EN14 (conservation areas) and EN16 & EN17 (listed buildings).

ASSESSMENT

This proposal seeks to make the physical changes as outlined above in the proposal. This application does not relate to the use of the garden to the rear. The curtilage to the rear of the property is included as being part of the pub itself and could be used as a beer garden facility as it is, without planning permission.

The screen will help block noise and smells, and reduce overlooking and a loss of privacy to the adjacent properties. The design of the proposals is considered to be in keeping with the character of the area and will not have a detrimental impact on the character of the listed building or the conservation area.

RECOMMENDATION

Subject to the receipt of satisfactory amended plans the Development Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, materials and landscaping.

REASON(S) FOR RECOMMENDATION:- The proposal is considered not to have a detrimental impact upon visual or residential amenity and is therefore considered acceptable and, accordingly, does not conflict with Taunton Deane Local Plan Policies S1, S2, EN14, EN16 and EN17.

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: