

10/15/0022

MRS D LLOYD

INSTALLATION OF FLUE AT DAIRY COTTAGE, TRENTS FARM, MOOR LANE, CHURCHINFORD

Location: DAIRY COTTAGE, TRENTS FARM, MOOR LANE,
CHURCHINFORD, TAUNTON, TA3 7RE

Grid Reference: 321441.112541 Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

RECOMMENDED CONDITION(S) (if applicable)

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

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

(A4) Site Plan
(A4) Location Plan
(A3) DrNo 2015 de1 Proposed Elevations
(A3) Ground Floor Plan

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

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 and has imposed planning conditions to enable the grant of planning permission.

PROPOSAL

The proposal is to install a flue to the roof of the property to serve a wood burning stove. It would project 1.2m from the rear roof slope, project approximately 0.5m above the ridge and is to be finished in a black colour.

SITE DESCRIPTION AND HISTORY

The property is part of a group of barn conversions at Trents Farm, Churchinford where permitted rights have been removed. The building is single storey and constructed of stone with a tiled roof.

The application is only before Members as the applicant is a member of staff.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

CHURCHSTANTON PARISH COUNCIL - No comment received.

Representations

2 letters of no planning related observations

1 letter of no objection and 1 letter of support.

PLANNING POLICIES

CP8 - CP 8 ENVIRONMENT,
DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,

LOCAL FINANCE CONSIDERATIONS

There is no CIL liability.

The development of this site would not result in payment to the Council of the New Homes Bonus.

DETERMINING ISSUES AND CONSIDERATIONS

The main issue is the impact of the development on the character of the building and street scene.

There have been no local objections to the proposal and the small flue will only project 1.2m from the rear of the building and will be finished in black. It is considered the flue, sited on the rear elevation will be inconspicuous and will not harm the appearance of the building or the street scene and the proposal is considered to comply with policy and is recommended for approval.

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

CONTACT OFFICER: Mrs S Melhuish Tel: 01823 356462

