

49/15/0009

MR & MRS E & P GAINES

CONVERSION OF COACH HOUSE INTO DWELLING AT TOR HOUSE, 48 FORD ROAD, WIVELISCOMBE

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

Grid Reference: 308558.128067

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:

(A1) DrNo 2406.04 Plan and Elevations as Existing. Site Layout and Location Plans

(A1) DrNo 2406.05A Plans and Elevations as Proposed/ Privacy Diagram

(A1) DrNo 2406.06A Site Layout as Proposed

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

3. Prior to commissioning, specific details of the following shall be submitted to and approved in writing by the Local Planning Authority, with such approved details being strictly adhered to in the implementation of the approved works, unless any variation thereto is first agreed in writing by the Local Planning Authority: Metal railings; windows; doors; slates; stone paint and areas to be affected.

Reason: To ensure the use of materials and details appropriate to the character of the Listed Building, in accordance with Policy DM1 of the Taunton Deane Local Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. All guttering, downpipes and rainwater goods shall be constructed of metal and painted black and thereafter maintained as such.

Reason: To ensure that the proposed development does not harm the character and appearance of the building in accordance with Policy DM1 of the Taunton Deane Core Strategy.

5. The courtyard area allocated for parking on the submitted plan shall be properly consolidated, surfaced, drained and marked out before the use commences or the building(s) are occupied and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: To ensure that there is adequate space within the site for the parking of vehicles clear of the highway in accordance with retained Policy M4 of the Taunton Deane Local Plan.

6. Prior to the commencement of any works hereby permitted, a full wildlife survey shall be undertaken by a qualified ecologist and a report submitted to and approved in writing by the Local Planning Authority. The survey and report shall include an identification of species present, an impact assessment of the approved development upon those species found and mitigation measures (to include timing of works) to be carried out in order to safeguard protected species in accordance with the law. Once approved the works shall be implemented in accordance with the approved details and timing of the works unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect bats, birds and other protected species and their habitats from damage, which are thought to be present, bearing in mind these species are protected by law.

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.
2. It should be noted that the protection afforded to species under UK and EU legislation is irrespective of the planning system and the developer should ensure that any activity they undertake on the application site (regardless of the need for planning consent) must comply with the appropriate wildlife legislation.

PROPOSAL

The application seeks planning permission for the conversion of a former Coach

House to two bedroom dwelling, with associated access, parking and amenity space, land adjoining Tor House, Wiveliscombe.

The proposed conversion will result in the formation of an open plan living. Kitchen and dining area at ground floor with WC at ground floor, and two bedrooms and a family bathroom at first floor level. The conversion will make use of the existing building only, with no extension proposed. Additionally, all existing openings will be used, negating the need to form new openings within the fabric of the building.

Externally, new stone steps and balustrade will access the main entrance to the West elevation. Parking and turning will be provided within the existing walled compound to the West. Private gardens will be to the North of the building and an enclosed courtyard to the East where an existing outbuilding will be retained following modest renovation.

The physical conversion works will result in the roof being re-slatted with breathable membrane and timbers repaired where necessary. All fenestration will be of timber and rainwater goods block metal. Internally, new timber partitions will be installed and a new staircase constructed. Foul waste will be disposed of via mains sewer and surface water drained to gullies as existing.

The application is before committee because the applicant is an elected member.

SITE DESCRIPTION AND HISTORY

Tor House is a Grade II Listed Building located to the East of Ford Road. The site comprises the principle listed dwelling house, which is set within large gardens and contains outbuildings to the North. The site is predominantly surrounded by residential development to the North, South and West.

The building subject of this application is listed virtue of its curtilage status and relationship to the principle buildings. The building is used actively for domestic storage and other purposes. It is of stone walls, slate roof and timber windows and doors. The compound to the West, which is enclosed by high stone walls and timber gates, is used as for parking for Tor House, although the main dwelling has a main access and driveway to the South, which serves a large parking and turning area.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

WIVELISCOMBE TOWN COUNCIL - Support this planning application however they question why the building is listed.

SCC - TRANSPORT DEVELOPMENT GROUP - Standing advice applies and requires:

- Visibility splays of 2.4 x 43m in either direction, measured to the nearside carriageway edge.
- Pedestrian visibility splays of 2 x 2m to the rear of the footway.

- Provision of adequate drainage so that surface water does not drain from the site onto the highway or vice versa.
- The access should have a minimum width of 3m.
- The access should be properly consolidated for the first 5m and must not exceed a gradient of 1 in 10 for the first 6m from the edge of the adopted highway.
- Vehicular entrance gates should be set back a minimum distance of 6m from the carriageway edge and should open inwards. Pedestrian gates should open inwards.
- On site turning space should be provided where the proposal derives access from a classified road.
- Turning will be required, independent of the necessary parking provision where an access is onto a classified road.

WESSEX WATER - Standard advisory notes and guidance provided.

DRAINAGE ENGINEER - No comment.

HERITAGE - The coach house is listed by virtue of being a pre-1948 building ancillary to, and in the same ownership as, Tor House at the date of listing (26 March 1984). Externally, in its current guise it is quite domestic in character. Internally, little of historic interest survives. I have no objection to its conversion to domestic accommodation. That said, its proposed use as a separate dwelling rather than an annex is not without issues.

The spatial relationship between Tor House and the coach house is important and the introduction of a physical boundary between the buildings is likely to disrupt this. That said, because of the close proximity between the buildings this impact would not be as great as were the buildings some distance apart, although the introduction of a close-boarded fence is a further negative.

The design of the conversion is acceptable with the exception of the roof lights on the west elevation. These will exacerbate the domestic appearance of the building when viewed from the road and should be omitted. Internally, it would be preferable if the existing partition was retained but I have no great issue with its removal to the extent shown on the floor plan.

If the application is approved conditions should include details of railings, windows, doors and slates (if existing are not reused).

The proposed plan notes that 'rendering decorated breathable stone paint'. Clarification is required as to the colour of this paint and also that painted area refers only to the existing render and not does include current areas of natural stone finish.

COMMUNITY INFRASTRUCTURE LEVY (CIL) OFFICER - If building in lawful use, no CIL Liability.

Representations

No comments received.

PLANNING POLICIES

CP4 - TD CORE STRATEGY - HOUSING,
SP1 - TD CORE STRATEGY SUSTAINABLE DEVELOPMENT LOCATIONS,
CP8 - CP 8 ENVIRONMENT,
NPPF - National Planning Policy Framework,

LOCAL FINANCE CONSIDERATIONS

If building in lawful use, no CIL Liability.

New Homes Bonus

The development of this site would result in payment to the Council of the New Homes Bonus.

1 Year Payment

Taunton Deane Borough Council (Lower Tier Authority)	£1079
Somerset County Council (Upper Tier Authority)	£270

6 Year Payment

Taunton Deane Borough Council (Lower Tier Authority)	£6474
Somerset County Council (Upper Tier Authority)	£1619

DETERMINING ISSUES AND CONSIDERATIONS

The application site is located within the settlement limit of Wiveliscombe, where the principle of new residential development is acceptable in principle. The pertinent issues to consider are therefore the impact of the development upon highway safety and the Listed Building.

Highway Safety

The proposed dwelling will be served by an enclosed courtyard parking area to the West. This area has an historic access onto Ford Road and is used on a day to day basis by the residents of Tor House. Tor House itself has a large parking area with separate access and therefore the loss of this area to the main dwelling will not compromise the ability of Tor House residents to park clear of the highway. The compound parking area measures approximately 8m x 8m; whilst tight it is possible to park and turn vehicles within in order to exit the site in a forward gear. Across the access, visibility is slightly restricted by boundary walls and the splay falls well short of Highway Standards. Notwithstanding these matters, given the historical use of the access and compound for residential parking, the proposed new dwelling is not considered to result in any significant harm to highway safety.

Impact upon Listed Building

Applications for planning permission affecting a listed building or its setting must be determined in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires that “In considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority...shall have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses”.

As noted by the Conservation Officer, the building has little architectural or historically significant features that must be retained. The Coach House currently has a relatively domesticated appearance to it, with historic windows and doors to its elevations. The building lends itself well to conversion and the proposed scheme will not result in any significantly intrusive works to the historic fabric of the building.

The Conservation Officer has requested the re-siting of two small rooflights to the West elevation, however such is not possible without the reconfiguration of the internal layout due to service and drainage positions. Whilst the rooflights will impact slightly upon the blank elevation of the roof, the number of rooflights and their size has been kept to a minimum and I do not consider the impact upon the appearance of the building to be so significant as to warrant a reason for refusal.

The proposed development will make use of appropriate materials and will provide a suitable conversion for the building, thereby preserving its fabric and historical importance for future generations.

Other matters

The proposed amenity areas serving the dwelling are considered to be acceptable and relate well to the building; the use of the proposed garden area is currently residential and therefore there should not be any undue impact upon neighbouring amenity. With regard to amenity, the conversion of the Coach House is not considered to result in an unacceptable relationship with Tor House.

No formal wildlife survey of the building has been undertaken despite the agent being advised that one would potentially be required at the pre-application stage. Instead, an initial inspection of the building has been undertaken. It concludes that the internal roof structure is exposed and walls appear to be in good condition with no obvious crevices. Given its ongoing use and functionality, the condition of the building and its well sealed nature, it is considered reasonable to conclude that protected species are unlikely to be present. It is proposed to include roof accesses for bats to the new roof void via three ridge tiles and eight access points at eaves level, however these may not be necessary.

Whilst evidence suggests that there is only a low likelihood of the building being used by protected species, such must be confirmed, especially given the requirements of the Habitat Regulations. It is therefore recommended that a pragmatic approach be taken, requiring a wildlife survey of the building to be

undertaken and submitted to the LPA and any mitigation designed and agreed, before any works can take place on the site.

Conclusions

The proposed development will make good use of a Listed Building, providing for a sustainable residential development within Wiveliscombe. The development is not considered to adversely impact upon visual or residential amenity, highway safety, wildlife or the architectural or historic interest that the building possesses.

Taking the above matters into consideration, it is recommended that planning permission be granted subject to conditions.

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

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