

31/2004/028LB

BROADFIELD MANAGEMENT LTD

**CONVERSION OF DWELLING TO CLOSE CARE RETIREMENT HOME AND 2 STAFF FLATS AT WOODLANDS, RUISHTON.**

26050/24796

LISTED BUILDING CONSENT-WORKS

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**PROPOSAL**

Conversion of dwelling to close care retirement home and 2 Staff Flats at Woodlands Ruishton. The existing dwelling is grade II listed and dates from circa 1810 and is rendered with slate roofs. The stable block building to the rear is also covered by the listing although there is no proposal to alter this as part of the current application. The works involve the conversion of the house to a staff flat and Matrons flat on the upper floor and communal facilities on the ground floor and basement. These communal facilities include a hairdressers studio and a consultants room in the basement and a further consultants room together with a library, kitchen, dining room and sitting room on the ground floor.

**CONSULTATIONS AND REPRESENTATIONS**

CONSERVATION OFFICER no justification in line with para 3.4 of PPG15. Of particular concern in respect of the above is (1) the effect on the basement - what upgrading works are required affecting walls and floors, including lias floor. (2) The effect on fabric elsewhere to achieve upgrading measures for means of escape. (3) Site is proposed to be used for close care, with Woodlands itself proposed for communal facilities. The site layout states paths must be capable of wheelchair use. Access to Woodlands from all approaches involves steps and there are steps within the building which are not all identified on the plans. Concern therefore re the need for ramps and other associated features, externally and internally and their potential detrimental affect on the character of the building. Objection raised insufficient information.

PARISH COUNCIL members of the parish were unanimously against this application as they felt strongly that the application could not be viewed in isolation from the proposal for three blocks of apartments, three storeys in height. The Council is against making an entrance onto Ruishton Lane which is very narrow in parts. Concerns were expressed that there were no figures included regarding vehicle numbers to the development, as it would be primarily car dependent. Reference was made to the Inspector's report on the Local Plan Inquiry.

**POLICY CONTEXT**

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 (Sustainable Development) and Policy 9 (The Built Historic Environment). Taunton Deane Local Plan Policies S1 (General Requirements), S2 (Design), EN17 and EN18 (Listed Buildings).

## **ASSESSMENT**

The proposal is for the reuse of the existing listed building. A concern of the current proposal is that the use for close care implies the certain residents may be infirm and therefore require wheelchairs, however there is no disabled access indicated to the building which has a first floor set well above existing ground level. Other details identified by the Conservation Officer are also missing and in light of the lack of justification and details in respect of the impact on the character of the building it is considered that the proposal should be resisted.

## **RECOMMENDATION**

Permission be REFUSED for reason of lack of justification as required by PPG15 and lack of information on works that may affect the historic fabric and character of the building contrary to Somerset and Exmoor National Park Joint Structure Plan Review Policy 9 and Taunton Deane Local Plan Policies EN17 and EN18.

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

**CONTACT OFFICER: 2456 MR G CLIFFORD**

NOTES: