

E/0024/43/12

UNAUTHORISED DEVELOPMENT AT THE CLEVE COUNTRY CLUB, MANTLE STREET, WELLINGTON

OCCUPIER:

OWNER: MR CLARKE
CLEVE HOTEL AND COUNTRY CLUB, MANTLE STREET,
WELLINGTON
SOMERSET
TA21 8SN

PURPOSE OF REPORT

To consider whether it is expedient to take Enforcement action to secure compliance with the approved plans in respect of an extension approved under application number 43/09/0097.

RECOMMENDATION

The Solicitor to the Council be authorised to serve an Enforcement Notice and to take Prosecution action subject to sufficient evidence having been obtained that the notice has not been complied with.

The Enforcement Notice shall require -

- The removal of the suspended box structure erected at first floor level covering the external stair case.

Time for compliance - 1 month from the date on which the notice takes effect.

SITE DESCRIPTION

The property is a Hotel and Country Club situated in an elevated position of Mantle Street, Wellington. The Hotel is an imposing Victorian building with a number of modern extensions. The current extension is to the rear of the property and is to be used as staff accommodation.

BACKGROUND

A Planning permission was granted on 16th December 2009 for the erection of an extension at first floor level to form a Managers flat and provision of a disabled access. The design of the roof reflects the pitch and the materials of the existing building. Gables and dormers have been incorporated to match similar vernacular on the main building.

Following concerns from both neighbours and a visit from a Building Control Officer it appears that the design of the roof has been amended and differs from the approved plans.

DESCRIPTION OF BREACH OF DEVELOPMENT CONTROL

It was noticed that instead of the roof structure finishing with a ridge where it abuts

the main gable end of the existing building, an area of flat roof has been incorporated. Although the roof height has been reduced at this point it still aligns with other parts of the existing and proposed roof levels. Additional steel work has been provided to facilitate the change in construction.

RELEVANT PLANNING HISTORY

There have been a number of extensions added to the property over the years mainly to the front and side of the property. This current extension is at the rear but is close to existing properties. By reducing the ridge level of the extension would lessen the impact on these adjacent dwellings.

RELEVANT PLANNING POLICES

National Planning Policy Framework

Taunton Deane Local Plan

Policies S1 and S2

Emerging Taunton Deane Core Strategy

Policy DM1

DETERMINING ISSUES AND CONSIDERATIONS

The extension permitted under LPA reference 43/09/0097 has been largely completed; the external render requires painting and some minor internal works required. The approved extension incorporated a hipped roof to the East elevation, the ridge line was off centre of the original gable end and raised above the remainder of the new extensions roof. Having visited the site it is clear that the approved scheme has not been correctly implemented; the roof as built has one ridge level which has resulted in a section of flat roof being incorporated. The roof light arrangement has also changed with two velux rooflights being installed in a different position to the three rooflights that were approved. Also constructed to the East elevation is a suspended box structure that is finished in white uPVC cladding and transparent sheets. An air conditioning unit has also been erected along the Eastern elevation.

Locally the variations that have been made to the approved scheme cannot be seen other than from within the site and from the neighbouring properties to the East. The alterations are not thought to undermine neighbouring amenity beyond any effect that would have arisen through the erection of the approved scheme.

The alterations to the scale and design of the roof do not cause any significant harm to visual amenity or the character and appearance of the original building; although flat roofs are not generally viewed favourably, in this instance the section of flat roof cannot be easily made out and from the ground the roof appears similar to that with a traditional ridge. The amendment to the roof light arrangement and the addition of the air conditioning unit do not cause any material harm either.

My main concern involved the suspended box structure that has been erected at first floor level covering an external stair case and exit passage. This addition is unauthorized, of extremely poor design and finished in materials that are detrimental to the character and appearance of the building. The white PVC cladding is in

particular, at odds with the external appearance of the original building and later additions. Although not widely visible it is thought that the structure will be visible from the neighbouring flats. Privacy will be largely protected by the obscure nature of the perspex sheets. However the addition will impact upon the outlook and aspect of the neighbouring occupants virtue of its East facing aspect towards the neighbouring flats. Virtue of its poor design, unacceptable finished materials and impact upon neighbouring amenity the unauthorised structure is not considered to be acceptable in planning terms.

One potential fall back position that may result in an acceptable impact from the raised structure would be to change the external materials to a timber cladding. Such would result in a softer visual impact and reduce the detrimental impact upon neighbouring amenity.

Having regard to the above matters, it is considered expedient and in the public interest to seek Enforcement action for the removal of the suspended structure.

In preparing this report the Enforcement Officer has considered fully the Implications and requirements of the Human Rights Act 1998

PLANNING OFFICER: Mr R Williams
PLANNING ENFORCEMENT OFFICER: Mr J A W Hardy

CONTACT OFFICER: Mr J A W Hardy, Telephone 01823 356466