

APPEALS RECEIVED : FOR COMMITTEE AGENDA : 22 JULY 2009

Appeal Proposal	Start Date	Application Number
Works to The Leat at Maidenbrook Farmhouse, Tudor Park, Priorswood, Taunton, TA2 8TD	07 JULY 2009	E/0025/08/08 Enforcement Listed Building Appeal

APPEAL DECISION FOR COMMITTEE AGENDA – 22 JULY 2009

APPEAL	PROPOSAL	REASON(S) FOR INITIAL DECISION	APPLICATION NUMBER	DECISION
APP/D3315/A/09/2100516	ERECTION OF DWELLING WITH ACCESS AT LAND TO WEST OF MUSGROVE MANOR WEST, BARTON CLOSE, TAUNTON	Pressure on the formal front garden for additional ancillary structures and domestic paraphernalia, together with the requirement of a more secure boundary treatment would result in a detrimental impact on the Grade II Listed Building. The proposed access would alter the character of the historic wall and result in loss of historic fabric.	38/08/0395	The Inspector considered that the proposed dwelling would be set well back from the street and away from the principal and side of the listed building. Materials used and adequate space around the buildings would preserve the setting of the listed building and therefore ALLOWED the appeal.
APP/D3315/A/09/2100838/NWF	DEMOLITION OF GARAGES AND OUTLINE APPLICATION FOR THE ERECTION OF 4 RESIDENTIAL UNITS AND ASSOCIATED GARAGES AT LAND ADJACENT TO OAK VILLA, 1 NORTH SIDE. ROCKWELL GREEN, WELLINGTON	Proposed development would encourage parking of vehicles on highway and generate increase in pedestrian traffic. No visibility splays in existing access, prejudicial to road safety. Development does not conform to minimum density standards.	43/08/0098	The Inspector considered that the access has served a number of garages for many years and has a good safety record. Traffic moved freely and pedestrian flows were low. The proposal would be unlikely to result in any harmful increase in traffic using the existing junction. The density of the proposed development would be below the national indicative minimum but would secure more efficient use of previously developed (brownfield) urban land for housing.

				The appeal was ALLOWED subject to conditions.
APP/D3315/A/09/2099200	ERECTION OF TWO STOREY EXTENSION AND REPLACEMENT OF BOUNDARY FENCE WITH 1.8 METRE HIGH WALL AT 2 HENLEY ROAD, TAUNTON AS AMENDED BY REVISED DRAWINGS RECEIVED 20TH OCTOBER 2008	The property is in a prominent corner location and the proposed extension would result in the building protruding significantly forward of the building line. The proposal would have a detrimental impact on the health of the adjacent tree and be detrimental to the street scene.	38/08/0449	The proposed extension would intrude into the existing open area along Wellington Road and, because of its bulk, would have an unacceptably harmful effect upon the character and appearance of the area. The proposed extension is not subservient when viewed from the front. The close proximity of the Sycamore tree and likely works to reduce its size, would limit its valuable contribution to the area's character. The Inspector therefore DISMISSED the appeal.

TDLP = Taunton Deane Local Plan **SENP** = Somerset & Exmoor National Park