

24/2005/053

MR & MRS E ATKINS

RETENTION OF COVERED LINK BETWEEN DWELLING AND GARAGE, INCREASED HEIGHT OF A SOUTH EAST BOUNDARY WALL, SWIMMING POOL PLANT ROOM, ADDITIONAL ROOFLIGHT, AND SUBSTITUTION OF A WINDOW FOR DOOR IN THE NORTH EAST ELEVATION OF DWELLING, THE OLDE CANAL BARN, WRANTAGE.

30791/22495

FULL

PROPOSAL

The proposal is retrospective and seek permission for a timber covered link between dwelling and garages, a swimming pool plant room, the modest re-siting of a 2 m high boundary wall, and revised fenestration details. Also constructed without permission is the erection of a modest wooden shed and an outside swimming pool.

Planning permission was granted in June 2002, reference 24/2002/011, for the conversion of the buildings in question, to dwelling and garages.

The site adjoins the Canal Inn.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY whilst I would encourage the applicant to improve the visibility to and from the existing parking area it would be unreasonable to object to the application. WESSEX WATER recommends note.

PARISH COUNCIL do not support this application and would draw attention to the fact that careful consideration had been given to all aspects of the barn conversion and that this application deviates from the original permission.

3 LETTERS OF OBJECTION have been received on ground which include:- surface water drainage is causing problems; 2 walls have been attached to the neighbours property without notification under the Party Wall Act and these are causing damp problems; the building of foundations for the pub's skittle alley, which has received planning permission would not be possible because of the building of the outdoor swimming pool; loss of light has resulted from the link building; the height of the roof of the garage building should be investigated; no concern is raised regarding additional roof lights; and devaluation of property value has resulted.

POLICY CONTEXT

Policies S1, S2 and H17 of the Taunton Deane Local Plan seek to safeguard, inter alia, visual and residential amenity, road safety and the character of buildings.

ASSESSMENT

The issues to be addressed are the impact on the integrity and character of the former barn buildings, and the impact on the neighbouring property, the Canal Inn. In respect of the first issue, namely design, the link building clearly has the most impact and given that the building is of a temporary nature insofar as the walls are constructed of timber, and given that it is not visible from public view, it is not considered that the character or integrity of the barns would be adversely affected.

With regard to the second issue, namely impact on the residential amenity of the Canal Inn, that part of the proposal which potentially has the most impact is the link extension in terms of loss of light. It is not refuted that the pub will suffer some loss of light, but this would be to ground floor windows only, and these are to the public lounge area/bar area. It is consequently considered that it would not be justifiable to resist the application on this basis. Privacy, in terms of overlooking is not at issue, and the objectors concerns over the Party Wall Act and the Right to Light Act are controls under separate legislation and are therefore independent of the planning process.

Finally, because no plans have been submitted in respect of the swimming pool or wooden shed, these must form the basis of a separate independent application.

It is considered that the proposal is acceptable.

RECOMMENDATION

Permission be GRANTED. Notes re separate permission required for swimming pool, shed, Wessex Water.

REASON(S) FOR RECOMMENDATION:- The proposed development does not adversely affect the character of the buildings, or visual or residential amenity, and therefore does not conflict with Taunton Deane Local Plan Policies S1, S2 or H17.

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

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NOTES:

