

46/2003/046

MR B LORD

ERECTION OF SINGLE STOREY EXTENSION TO LINK GARAGE TO HOUSE, THE OLD PIGGERY, GERBESTONE MANOR, WELLINGTON.

16099/19288

FULL PERMISSION

PROPOSAL

Erection of single storey extension to provide link from detached garage to dwelling. Extension measures 4.1 m x 4.2 m x 3.6 m to the ridge (lower than the height of the garage and dwelling). Materials are render and salvaged clay double roman tiles to match existing.

The piggery was originally granted permission for holiday accommodation in 1994. Permission was varied to allow the accommodation to be occupied by an estate worker in 1998. A miscellaneous item was presented to the Committee in November 2003 to lift the occupancy condition.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL object, concerned that concept of a worker's small dwelling on which planning permission was based has been lost. The Council feels this link is a precursor to using the garage for residential purposes

POLICY CONTEXT

Policy H19 of the Taunton Deane Local Plan Revised Deposit accepts extensions to dwellings provided there is no harm to residential amenity and no harm to the form and character of the dwelling; with the extension being subservient in scale and design. Policy S1 sets out general requirements and Policy S2 seeks good design.

ASSESSMENT

The site is secluded within the grounds of Gebestone Manor and will not harm the residential amenity of the area. When the garage was granted planning permission in 2003, a condition was attached stating that the garage shall remain available in perpetuity for the parking of motor vehicles for domestic purposes only. Considering the latter and that the extension is subservient and in character with the existing dwelling, the proposal is considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit and materials. Notes re compliance and building over sewer.

REASON(S) FOR RECOMMENDATION:- It is considered that the proposal complies with Taunton Deane Local Plan Revised Deposit Policies H19, S1 and S2, in that neither residential nor visual amenity would be adversely affected.

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: