

49/2004/081

WESSEX WATER

CONVERSION OF FORMER PUMPING STATION TO DWELLING AT WIVELISCOMBE PUMPING STATION, WIVELISCOMBE.

08144/27807

FULL PERMISSION

PROPOSAL

The proposal seeks permission to convert this redundant pumping station to a one bedroom dwelling. Pedestrian access is sought over an existing right of way from Silver Street; no vehicular access or parking is proposed. The building is traditional in design and constructed of stone walls, timber windows and slate roof. The building is located to the rear of other properties, the north and south elevations face neighbouring dwellings and it is attached to other buildings to the east and west.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY due to the buildings central location within the village and the fact that it is a conversion of an existing building it may be unreasonable in this instance to raise objections on the lack of vehicular access/parking. WESSEX WATER no objections. SERC statutory and non-statutory species are located within 1 Km. ENGLISH NATURE bats roost in the area and therefore a survey will be required. SOMERSET INDUSTRIAL ARCHAEOLOGICAL SOCIETY no objections subject to the retention of blue brick surrounds to the windows.

CONSERVATION OFFICER no objections. WILDLIFE SPECIES CO-ORDINATOR No objections subject to a wildlife survey condition. RIGHTS OF WAY OFFICER No objections.

PARISH COUNCIL Objects on the grounds that the access is inadequate and there is no provision for amenity space or parking.

ONE LETTER OF OBJECTION has been received raising the following issues:- the windows in the north elevation will overlook the neighbouring garden and due to the close proximity to neighbouring properties to the north and south careful consideration must be taken with regard to the design of the windows; rainwater drains are stated as being to soakaways but they are to a gully; there is no foul drainage connection; the building is slated not tiled as stated on the application forms; the right of way would appear to be drawn incorrectly.

POLICY CONTEXT

Policies S1 (general requirements), S2 (design) M3a (parking), EN15, H1 (housing), and EN15 (conservation area) of the Taunton Deane Local Plan Revised Deposit are relevant to this application.

ASSESSMENT

The application relates to the conversion of a traditional building within the central area of Wiveliscombe, within the settlement limits and conservation area. In design terms the south elevation of the building would remain unaltered, however two new windows, a reduction in height of one window and the forming a window in place of a door are proposed in the north elevation of the building. The new windows are proposed to be of timber construction any stonework would be carried out in the same style as per existing. The development would therefore retain the character of the building and maintain the character and appearance of the Conservation Area.

Concern has been raised from the Parish Council and a letter of objection due to the lack of vehicular access/parking. In this central village location however, dwellings can be considered for zero parking. This policy has been applied in the central Wiveliscombe area and would appear acceptable in this instance as the dwelling would be located within walking distance of shops and amenities. Furthermore, the modest nature of the dwelling and lack of amenity space is also accepted in village and town centre locations.

Concern has also been raised regarding windows in the north elevation overlooking the garden area abutting the building and the close proximity and relationship with existing dwellings. The area of garden already has an existing right of way over it by at least two parties and is currently overlooked by two other dwellings. Furthermore, given the existing window-to-window relationship of the existing dwellings facing the north elevation of the building and visa versa, the proposal would not appear to detrimentally affect the residential amenity given the existing circumstances. The issue regarding the accuracy of the right of way is considered a civil issue irrespective of the granting of this permission.

RECOMMENDATION

Permission be GRANTED subject to conditions of time, materials, timber windows and doors, second hand materials for repairs, wildlife survey, no further extensions, fences, outbuildings or windows and surface water drainage details to be submitted.

REASON(S) FOR RECOMMENDATION:- The site is in a sustainable location within the village centre and comprises the conversion of an existing building. The proposal is considered not to have a detrimental impact upon visual or residential amenity and would enhance/maintain the character and appearance of the designated Conservation Area and, therefore does not conflict with Taunton Deane Local Plan Policies S1, S2, H1, M3a and EN15.

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: