

49/15/0022

MR & MRS M VALUKS

CHANGE OF USE AND CONVERSION OF OUTBUILDING TO SELF CONTAINED ANNEX AT CULVERHEAD LODGE, WIVELISCOMBE

Location: CULVERHEAD LODGE, CULVERHAY LANE, WIVELISCOMBE,
TAUNTON, TA4 2TA

Grid Reference: 307620.127708

Full Planning Permission

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

RECOMMENDED CONDITION(S) (if applicable)

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A4) DrNo 5050_02 Location Plan

(A4) DrNo 5050_03 Site Plan

(A1) DrNo 5050_01 Plans and Elevations (Existing and Proposed)

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Culverhead Lodge.

Reason: To ensure the annexe does not become occupied separately from the main dwelling, which would constitute a separate dwelling.

Notes to Applicant

1. In accordance with paragraphs 186 and 187 of the National Planning Policy

Framework the Council has worked in a positive and pro-active way and has granted planning permission.

PROPOSAL

The proposal is to convert a single storey outbuilding to a self contained annexe. The annexe contains the following accommodation: two bedrooms, a bathroom and a sitting room.

The materials proposed will match those on the existing building, a wider opening is proposed on the South elevation and an existing window is to become a door on the East elevation. No new windows or doors are proposed on the North or West elevations. The application is to be determined by the Planning Committee as the agent is related to a member of staff.

SITE DESCRIPTION AND HISTORY

The Nissen Hut is within the grounds of Culverhead Lodge to the west of the main dwellinghouse. The Nissen Hut is well screened from the road by existing hedging. The hut is constructed of corrugated sheet steel with wooden windows and doors.

There is no relevant planning history for this proposal.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

WIVELISCOMBE TOWN COUNCIL - No comments received.

Representations

None received.

PLANNING POLICIES

DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,
H18 - TDBCLP - Ancillary Accommodation,

LOCAL FINANCE CONSIDERATIONS

Not applicable.

DETERMINING ISSUES AND CONSIDERATIONS

It is considered that the conversion of the Nissen hut to ancillary accommodation will not have a significant impact on the neighbouring properties due to it being approximately 30 metres from the near neighbour and that it is well screened from the road by existing hedging. The windows to become doors are facing Culverhead Lodge and therefore will not have a significant impact on the amenity of the neighbouring properties. The annexe is not proposed to include a kitchen and is

therefore dependent on the existing dwelling in this respect it is unlikely to become a dwelling and therefore the current parking situation is acceptable.

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

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