

49/14/0064

MR & MRS M KEANE

**DEMOLITION OF OUTBUILDINGS WITH ERECTION OF TWO STOREY SIDE EXTENSION AT 1 WEST ROAD, WIVELISCOMBE**

Location: SHARPE HOUSE, 1 WEST ROAD, WIVELISCOMBE, TAUNTON,  
TA4 2JS

Grid Reference: 307907.127778

Full Planning Permission

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**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:

(A3) DrNo J87/09C Elevation and Section  
(A3) DrNo J87/08B Block and Location Plan  
(A3) DrNo J87/07A Proposed Garage Workshop(A3) DrNo J87  
(A3) DrNo J87/06C Proposed Elevations  
(A3) DrNo J87/05C Proposed First Floor and Attic Plan  
(A3) DrNo J87/04B Proposed Ground Floor Plan

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

**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 with the applicant and has negotiated amendments to the application to enable the grant of planning permission.

**PROPOSAL**

The application seeks planning permission for the erection of a two storey extension to the West elevation and a replacement detached garage with terrace to the South, at 1 West Road, Wiveliscombe. Previous dormer windows to the North elevation of the original house and proposed extension have now been omitted.

The proposed extension will require the demolition of two flat roof sections to the West of the dwelling. The extension will be of rendered walls, slate roof and timber fenestration. The accommodation being proposed will comprise a small hall, kitchen and diner at ground floor with an ensuite bathroom above.

The proposed new garage will be sited on a similar footprint to the existing structure. It will be of rendered walls and flat roof, being set into the sloping site; the terrace would be formed with the installation of ballustrading to the perimeter of the roof.

This application is before committee because the agent is related to a member of staff.

## **SITE DESCRIPTION AND HISTORY**

Large property at the edge of Wiveliscombe town centre, on the southern side of West Road, next door to the small garage. The property lies close to the junction of West Road with Croft way, the latter of which runs at the back of the curtilage of this property. There is a small section of outbuilding to the West of the dwelling and a garage in need of repair or replacement to the South, adjacent parking and turning areas. Residential properties surround the site to the East and West, with highway North and South.

An application was made in 2006 to fell a Eucalyptus tree in the rear garden of Sharpe House and no objection was raised by the Council. Permission was granted for the change of use of the site from care home to dwelling house under LPA reference 49/14/0009).

## **CONSULTATION AND REPRESENTATION RESPONSES**

### **Consultees**

*WIVELISCOMBE TOWN COUNCIL* - Support the application - no harm to visual or residential amenity.

*HERITAGE* - 1 West Road lies within Wiveliscombe Conservation Area and is a building of historic interest. It is identified in the 2007 Conservation Area Appraisal as making a positive contribution to the Area's character and appearance. It appears to have originally been a short terrace of perhaps three cottages, most likely of C19 date but is potentially earlier – it is noted that the West Street floor level is well below current street level (which is often indicative of an early building) and a building is shown here on the 1840 Tithe Map.

The outbuilding in the rear garden is more recent in date and appears to be of no historic interest. I have no objection to its demolition and replacement – although the proposed garage building is large and the roof terrace an unusual feature.

The side extension is more problematic. It would occupy a very tight space squeezed between this building and the adjacent No. 3 West Street. Although it is set back off the front elevation (it is not shown whether it would be clear of the decorative quoins), the presence of the dormer window draws attention to it and the

fact that it visually unbalances the continuous West Street frontage. This, combined with the proposed dormer to the existing building, introduce new elements to the building that would detract from its character and appearance and the contribution 1 West Street makes to the Conservation Area. For these reasons I am unable to support a recommendation for approval.

## **Representations**

None.

## **PLANNING POLICIES**

CP8 - CP 8 ENVIRONMENT,  
H17 - TDBCLP - Extensions to Dwellings,  
DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,

## **DETERMINING ISSUES AND CONSIDERATIONS**

The pertinent issues to consider are the impact of the proposed development upon neighbouring amenity and the character and appearance of the Wiveliscombe Conservation Area. Applications for development in a conservation area must be considered with regard to the general duty in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

With regard to residential amenity, neither the two storey or garage with terrace will adversely impact upon neighbouring amenity. The extension will be positioned between properties thereby having no impact upon light or outlook; privacy would be acceptable in terms of window to window relationships also. The proposed terrace would overlook a yard area associated to the neighbouring garage. Taking these matters into account the proposed development is acceptable in respect of residential amenity.

In terms of visual impact, the proposed extension has been amended to omit the dormer windows that previously concerned the Conservation Officer. This amendment will reduce the impact of the extension; whilst it is somewhat squeezed in between properties, it is set back from the highway and principle elevation and would not be dominant within the street scene given its narrow width.

The proposed garage and terrace is curiously designed structure but such is the result of wanting to provide a terrace whilst minimising visual impact through cut and fill. The new building would have a much more acceptable visual relationship to its surroundings than the existing building, which is somewhat dilapidated and in need of repair. Overall, it is considered that the character and appearance of the Conservation Area would be maintained and visual amenity not adversely affected by the proposed development.

Having regard to the above matters, it is recommended that planning permission be

granted.

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

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