

42/2005/029CA

GREATWORTH PROPERTIES LTD

DEMOLITION OF BUNGALOW AND OUTBUILDINGS AT SUNDENE, DIPFORD ROAD, TRULL AS AMENDED BY E-MAIL RECEIVED 22ND AUGUST, 2005

21328/22403

C.A. CONSENT - DEMOLITION OF UNLISTED BUILDING IN C.A.

PROPOSAL

The application is for demolition of modern bungalow and shed on site proposed for redevelopment. The scheme has been amended to delete the removal of the wall.

CONSULTATIONS AND REPRESENTATIONS

CONSERVATION OFFICER no objection to scheme as amended.

PARISH COUNCIL we have no objection to the demolition of the bungalow and sheds. We object to the demolition of the old flint wall. This is an important part of the building setting of the conservation area, and adjacent listed buildings, and to demolish it would harm this setting contrary to local and national policies. If the opening in the wall needs to be widened for demolition and construction work, it should be a condition that it is reinstated in the original materials afterwards.

5 LETTERS OF OBJECTION have been received raising the following issues:- loss of flint walls on frontage; concern over impact on foundations of existing adjacent barn; demolition should be done by hand; impact on setting of Conservation Area.

POLICY CONTEXT

RPG 10 Regional Planning Guidance for the South West.

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 sustainable development, Policy 9 The Built Historic Environment.

Taunton Deane Local Plan Policies S1 General Requirements, and EN15 Demolition Affecting Conservation Areas.

ASSESSMENT

The proposal is to demolish the existing bungalow and sheds on the site ready for a replacement scheme for residential development. At the time of writing this report such a scheme is yet to be submitted. The scheme has been revised to delete the inclusion or removing walls on the frontage from the application. The bungalow is of modern construction and its removal will enhance the character of the Conservation Area. A condition preventing demolition until redevelopment is agreed is considered appropriate as is a condition concerning details of alterations to walls to allow access for demolition

works. The proposal is considered acceptable in compliance with policy and is recommended for approval.

RECOMMENDATION

Consent be GRANTED subject to conditions of time limit, no demolition until permission granted and contract let and details of alterations and reinstatement of wall at front.

REASON(S) FOR RECOMMENDATION:- The proposal is considered to comply with Taunton Deane Local Plan Policy EN15 and materials considerations do not indicate otherwise.

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

CONTACT OFFICER: 2456 MR G CLIFFORD

NOTES: