

07/2002/031

AGENDA ITEM NO. 14

MR & MRS R ADAMS

**ERECTION OF GARAGES AND FORMATION OF ACCESS, GARDNERS HALL,
BRADFORD ON TONE.**

17401/22812

FULL PERMISSION

PROPOSAL

This application is for the erection of a triple garage adjacent to this detached property in the Conservation Area. Materials to be stone fronted with render sides and rear, and clay double Roman tiles. The plans also show a new access from the unclassified road.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY views awaited.

CONSERVATION OFFICER earlier permission for a garage in a similar location has expired. Back Lane has the character of a rural lane, whereby hedges, trees and walls are predominant features. The current proposal would involve the removal of a section of stone wall to provide an access to the proposed garages, thus degrading the character of Back Lane. Objection raised, detrimental to character of Back Lane which is in the Conservation Area. LANDSCAPE OFFICER is another access really necessary? New access will involve the felling of several conifers, I have no real problem with this but I am concerned that the new access will affect the roots of the existing Beech tree on the road frontage.

PARISH COUNCIL concerned at increase in volume of residential traffic and alteration to character of lane where previous applicants have been refused on this point.

POLICY CONTEXT

The West Deane Local Plan (adopted May, 1997) is the adopted local plan for this site. WD/EC/23 (Conservation Areas) Within Conservation Areas appropriate alternative uses for buildings under threat will be supported where these lead to the retention and future use of the building; the removal of unsightly and unnecessary street furniture will be encouraged; particular attention will be given to the reinstatement of derelict or vacant land; the demolition of buildings which are important to the character of the Conservation Area will be resisted; ways of reducing the volume of vehicular traffic and on street parking in parts of the Conservation Areas will be investigated; there will be a presumption in favour of the retention of existing trees and hedgerows of amenity value and stone walls; planning permission will not normally be granted for any development unless it is to a standard of design which preserves and enhances the particular character of the Conservation Area. WD/EC/30 (Area of High Archaeological Potential) where Structure Plan Policy AH5 will apply. Appropriate evaluation will be required to determine the archaeological value of the site before any planning applications are determined. In the assessment of this application, the following Taunton Deane Local

Plan Revised Deposit (November, 2000) policies are taken on board:- S1 (General requirements), EN15 (Conservation Areas), where development should preserve or enhance the appearance or character of the Conservation Area. EN24 (Areas of High Archaeological Potential) states that if a proposal affects a site of archaeological interest of Area of High Archaeological Potential, or if it is suspected the development could affect archaeological remains, developers must provide satisfactory evaluation of the archaeological value of the site, and the likely affects on it, before planning applications are determined.

ASSESSMENT

The formation of a vehicle access from an unclassified road does not require planning permission provided that it is done in connection with something that is permitted development, eg a hardstanding. A double garage and store together with the formation of a vehicle access was granted planning permission in November, 1995. This has not been implemented, and the permission has subsequently lapsed, and is in a reasonably similar position to that for which consent is now being sought. I consider that bearing in mind what can be done without requiring planning permission and what has been previously been granted planning permission, this proposal is acceptable. I do not feel it has such a detrimental character on the Conservation Area to warrant refusal. As the site is within an area of archaeological interest, a condition is recommended that a programme of archaeological work be submitted.

RECOMMENDATION

Subject to no further representations by 31 January, 2003 the Chief Planning Officer in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, materials as plan, archaeology. Note re public sewer.

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: